

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: North Central West Seattle / 48

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 967

Range of Sale Dates: 1/2004 - 11/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$190,000	\$182,700	\$372,700	\$420,300	88.7%	14.84%
2007 Value	\$208,500	\$204,000	\$412,500	\$420,300	98.1%	14.65%
Change	+\$18,500	+\$21,30	+\$39,800		9.4%	-0.19%
% Change	+9.7%	+11.7	+10.7%		10.6%	-1.28%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.19% and -1.28% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$196,700	\$172,300	\$369,000
2007 Value	\$215,800	\$193,000	\$408,800
Percent Change	+9.7%	+12.0%	+10.8%

Number of one to three unit residences in the Population: 5020

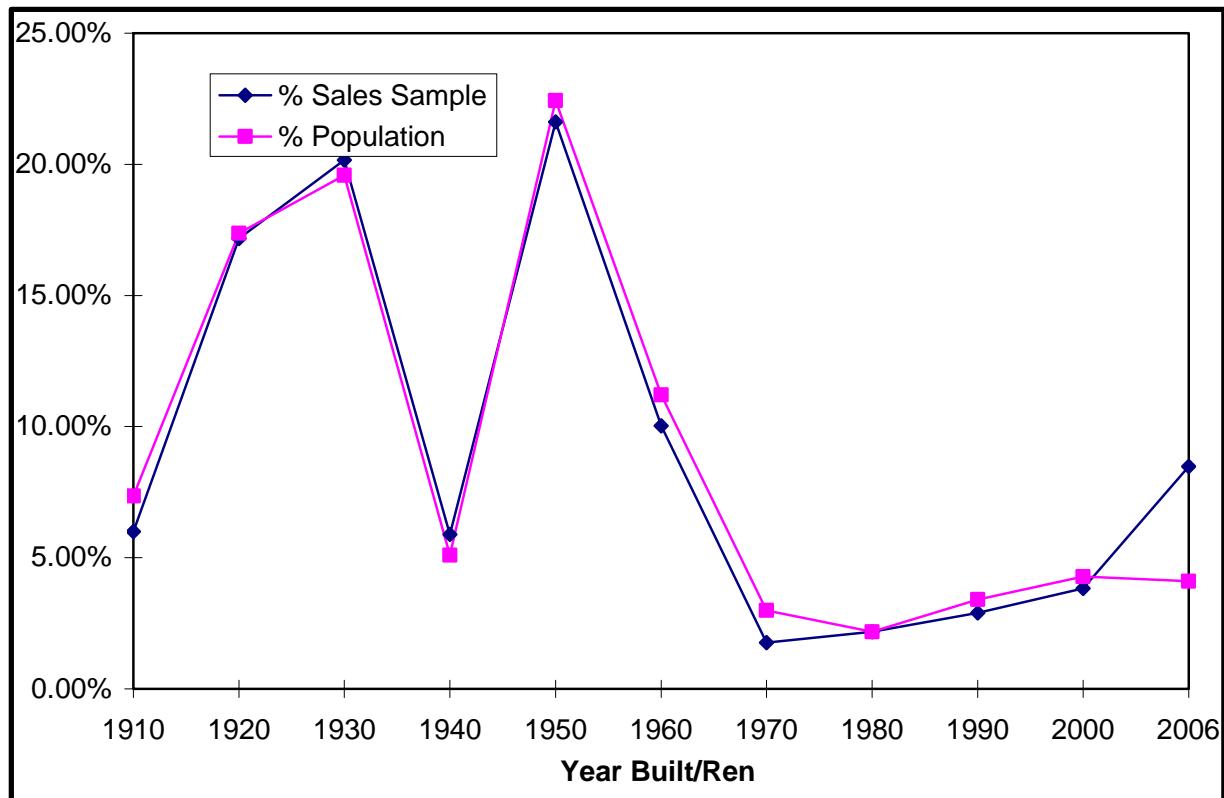
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all properties in Subarea 9 received an adjustment. All properties with a High Grade (>Grade 8) received a downward adjustment. All Grade 5 properties in Subarea 3 received an upward adjustment. All properties with Puget Sound views received an upwards adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	58	6.00%	1910	369	7.35%
1920	166	17.17%	1920	872	17.37%
1930	195	20.17%	1930	983	19.58%
1940	57	5.89%	1940	256	5.10%
1950	209	21.61%	1950	1126	22.43%
1960	97	10.03%	1960	563	11.22%
1970	17	1.76%	1970	150	2.99%
1980	21	2.17%	1980	109	2.17%
1990	28	2.90%	1990	171	3.41%
2000	37	3.83%	2000	215	4.28%
2006	82	8.48%	2006	206	4.10%
	967			5020	

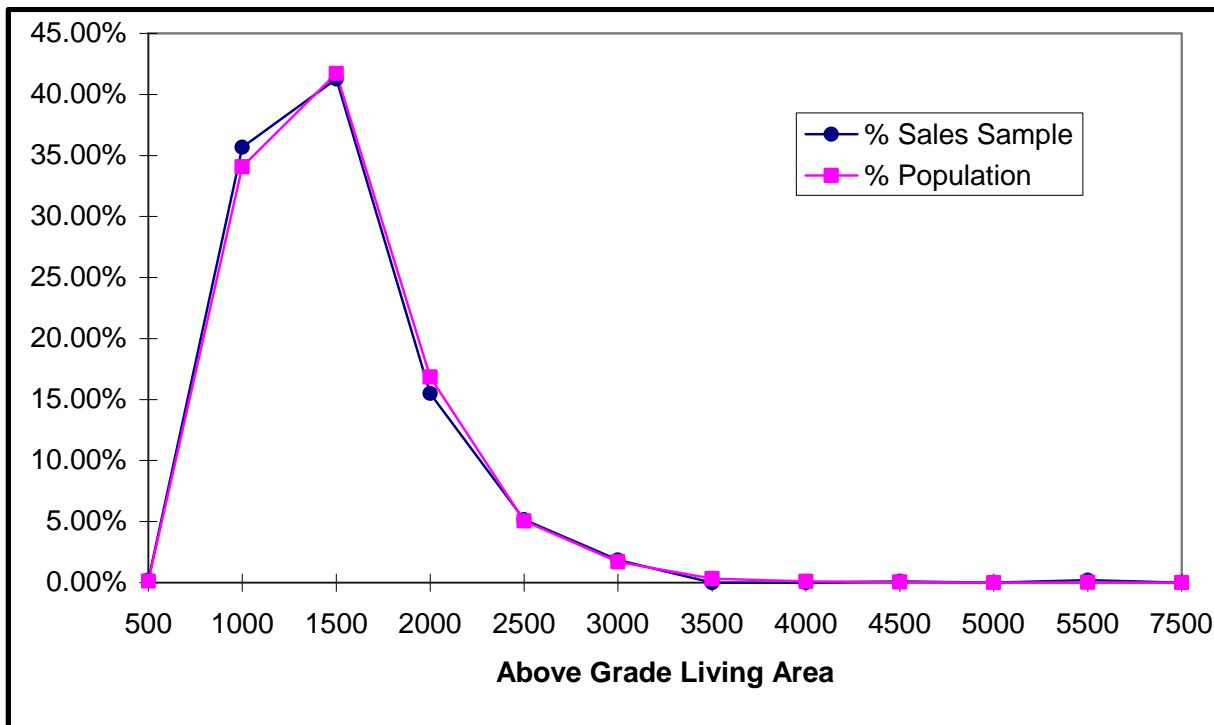


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.21%
1000	345	35.68%
1500	399	41.26%
2000	150	15.51%
2500	50	5.17%
3000	18	1.86%
3500	0	0.00%
4000	0	0.00%
4500	1	0.10%
5000	0	0.00%
5500	2	0.21%
7500	0	0.00%
	967	

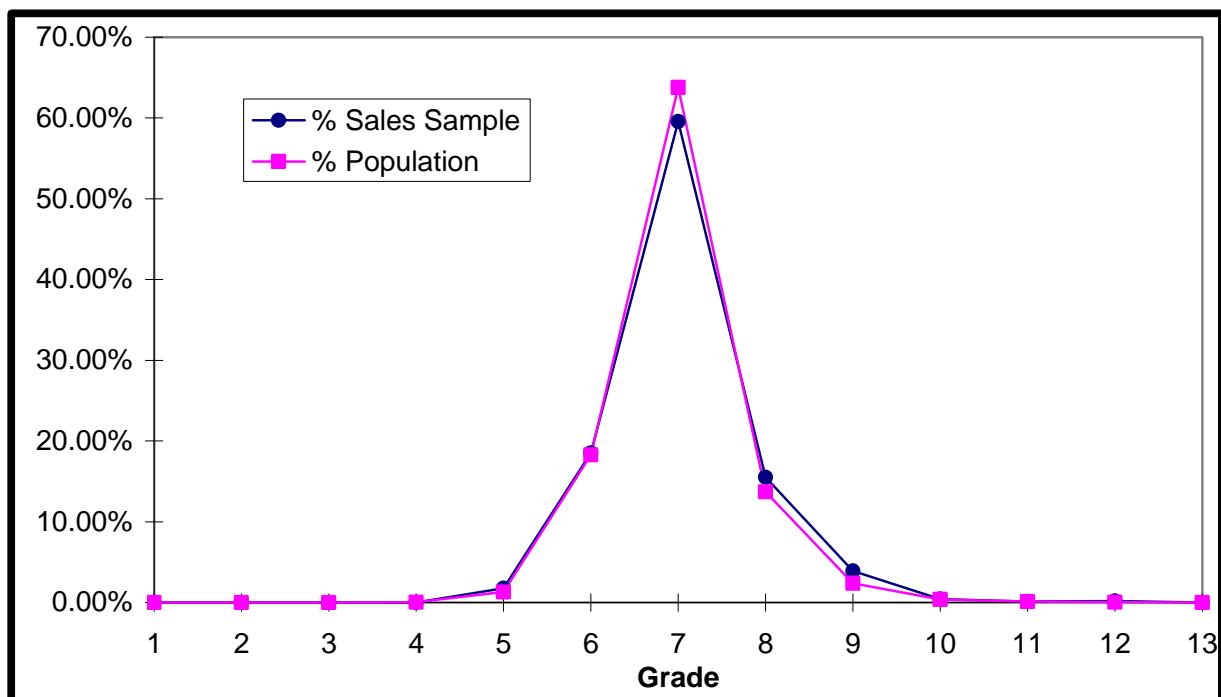
Population		
AGLA	Frequency	% Population
500	7	0.14%
1000	1710	34.06%
1500	2094	41.71%
2000	846	16.85%
2500	254	5.06%
3000	85	1.69%
3500	16	0.32%
4000	5	0.10%
4500	2	0.04%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
	5020	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

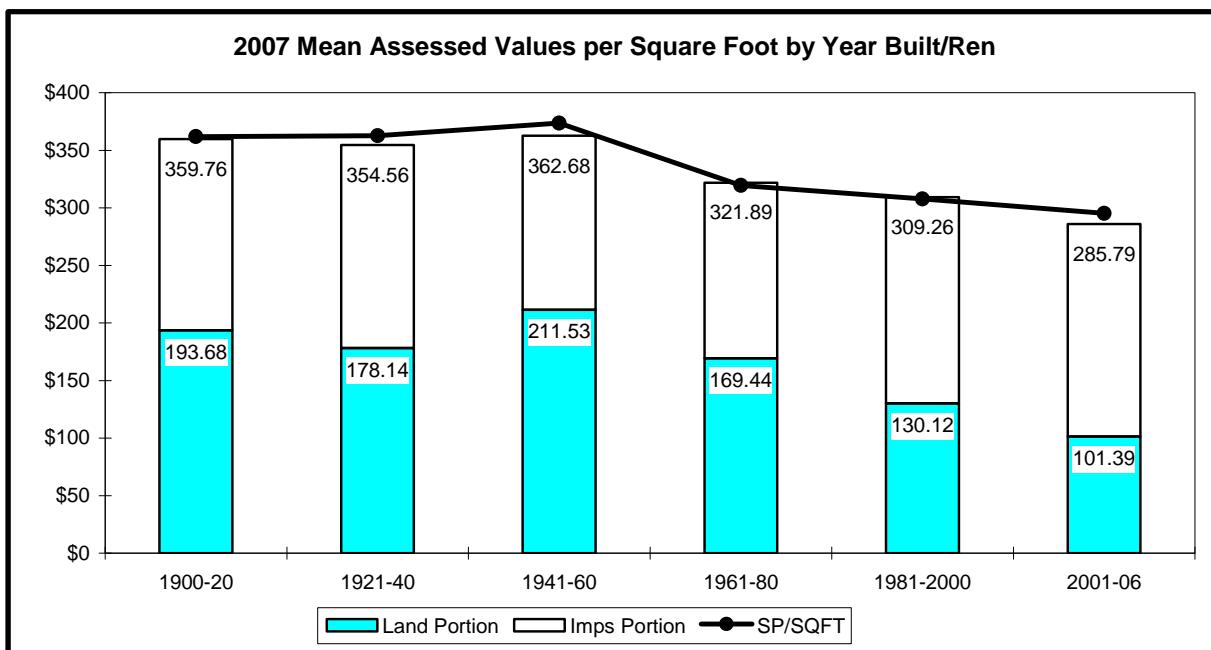
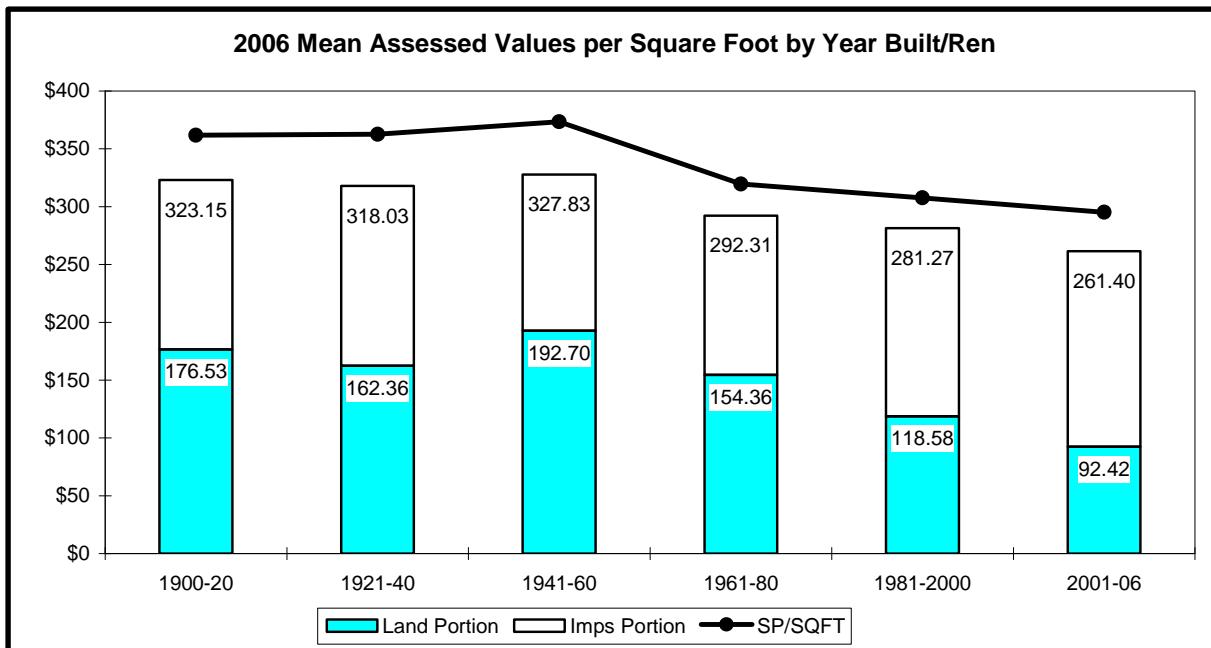
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	17	1.76%	5	65	1.29%
6	179	18.51%	6	917	18.27%
7	576	59.57%	7	3202	63.78%
8	150	15.51%	8	689	13.73%
9	38	3.93%	9	120	2.39%
10	4	0.41%	10	20	0.40%
11	1	0.10%	11	5	0.10%
12	2	0.21%	12	1	0.02%
13	0	0.00%	13	0	0.00%
967			5020		



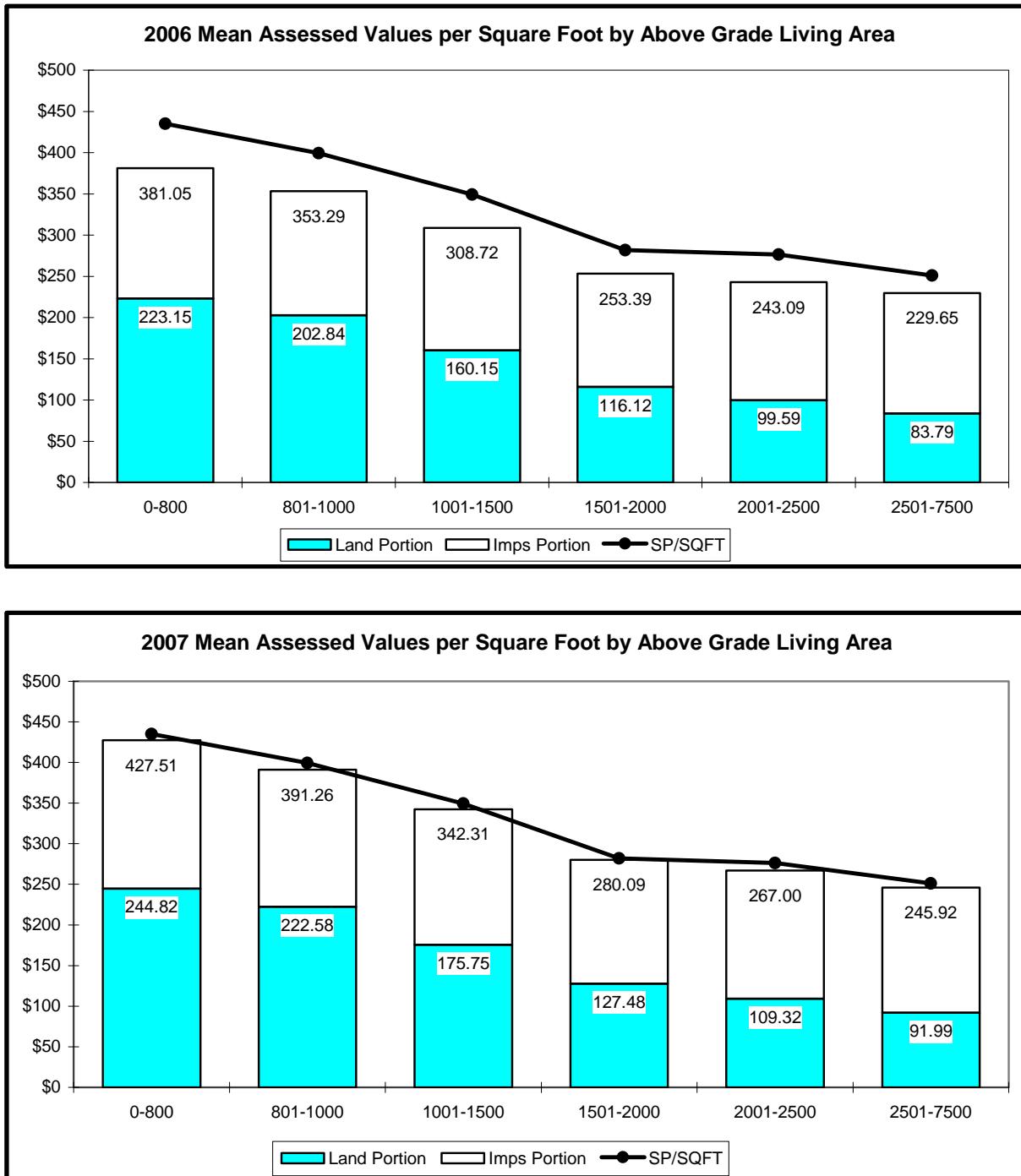
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



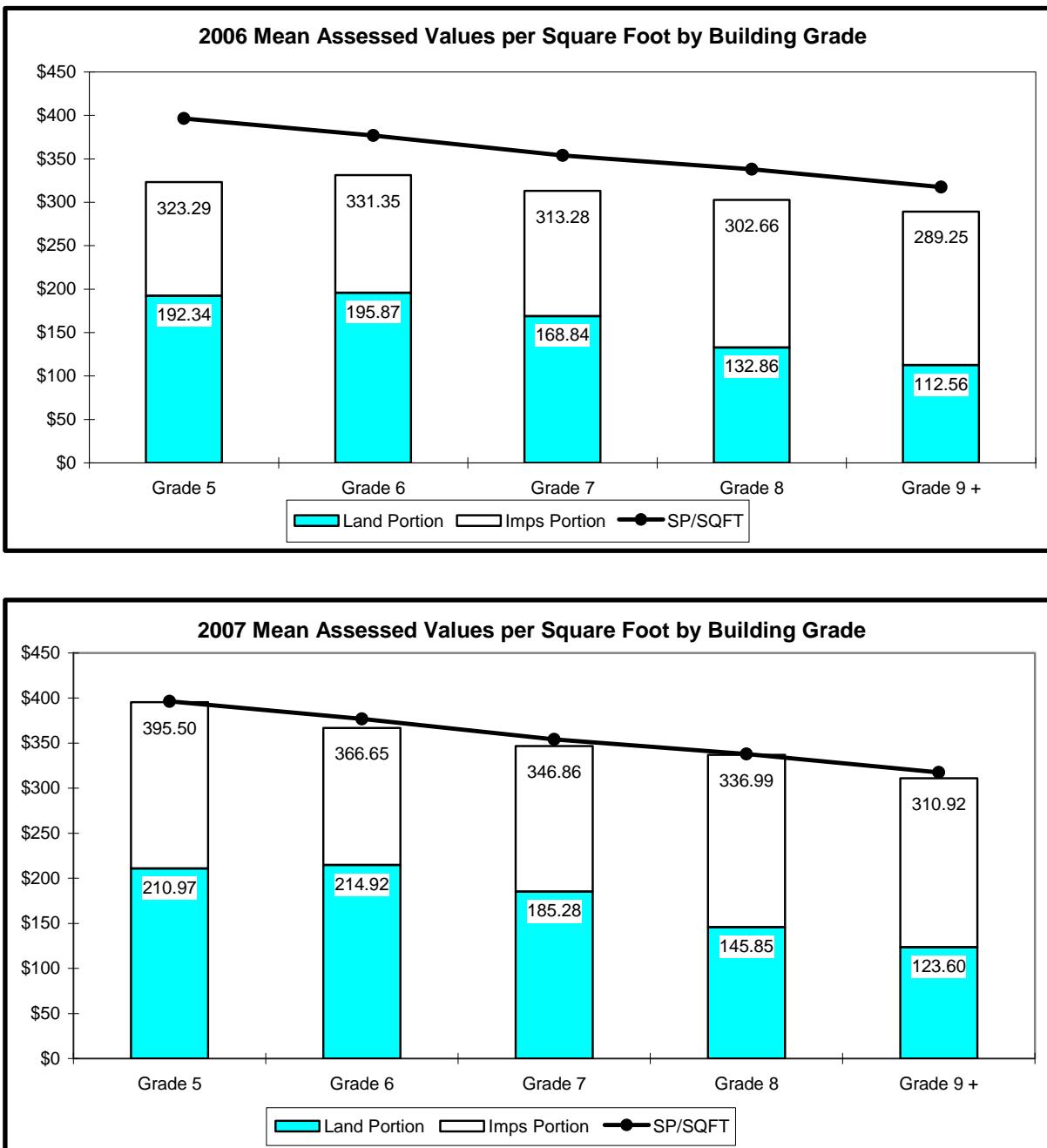
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area***

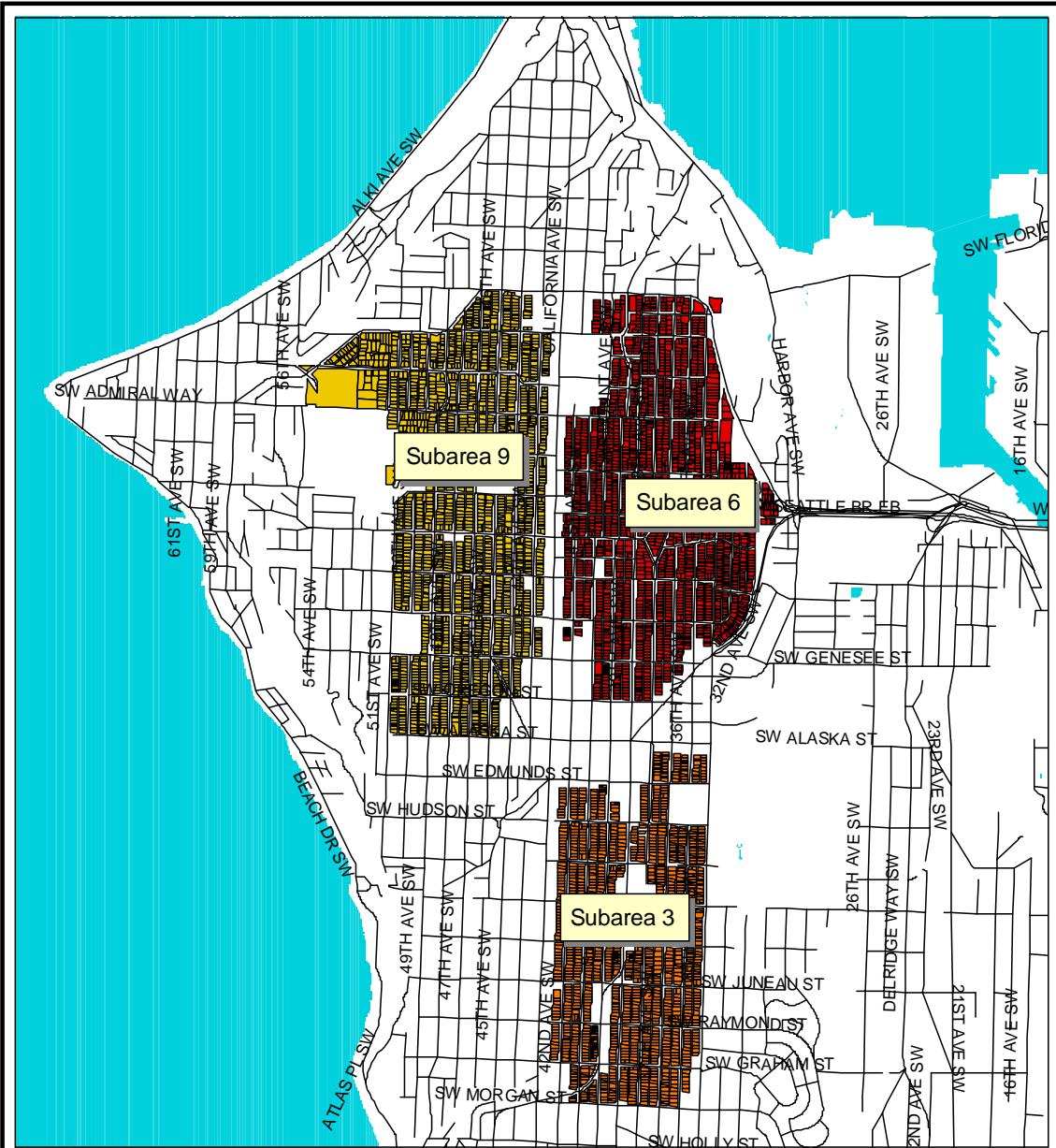


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

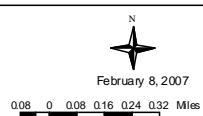


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



AREA 48

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.
 King County shall not be liable for any general, special, indirect, or consequential damages resulting from the use or misuse of the information contained on this map.
 Any sale of this map or information on this map is prohibited except by written permission of King County.
 File Name: RP_c1evpmapsaes 47annup.apr



King County
Department of Assessments

Legend

Subarea
003
006
009
Streets
Open Water
Rivers and Lakes

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 11/29/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 31, 2007 to test the resultant assessment level using later 2006 sales. There were 14 additional sales. The weighted mean ratio dropped from 0.981 to 0.977 for 1-3 unit residences. This change is not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 8 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10.0% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next } \$1,000.$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 967 usable residential sales in the area. The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all properties in Subarea 9 received an adjustment. All properties with a High Grade (>Grade 8) received a downward adjustment. All Grade 5 properties in Subarea 3 received an upward adjustment. All properties with Puget Sound views received an upwards adjustment

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / \{ .8983243 + 2.050148E-02 * \text{Sub9} + 4.301044E-02 * \text{HighGrade} - .1438288 * \text{Grade5BySub3} - 4.072745E-02 * \text{PugSndYN} \}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.117)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.117).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued in the same manner as residential properties located on residentially zoned land.

Mobile Home Update

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.117, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 48 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

11.32%

Subarea 9	Yes
% Adjustment	-2.48%

High Grade (>8)	Yes
% Adjustment	-5.09%

Grade5bySub3	Yes
% Adjustment	21.22%

Puget Sound View	Yes
% Adjustment	5.29%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Grade 5's in Subarea 3 would *approximately* receive a 32.54% upward adjustment. (11.32% + 21.22%). There are 9 parcels represented in the sales sample and sales are evenly distributed among all three years of sales. 31 parcels in Area 48 would receive this adjustment. Ratio Confidence Intervals for this combined variable are located on page 13 of this report.

Properties with Puget Sound views would *approximately* receive a 16.61% upward adjustment. (11.32% + 5.29%). There are 92 parcels represented in the sales sample. 568 parcels in Area 48 would receive this adjustment.

One parcel would receive multiple upward variable adjustments. It is a parcel in Sub 3 with a Grade 5 improvement and a Puget Sound view would approximately receive a 37.83% upward adjustment (11.32% + 21.22% + 5.29%). One parcel in the improved population would receive this adjustment and it was the only sale with this combined adjustment. This parcel has a new value of \$311,000 and the sale price was \$320,000 and is dated 06/11/06. The new value represents 97.2% of the sales price.

56.3% of the population of 1 to 3 Unit Residences in the area are upward adjusted by the overall alone of 11.32%.

Area 48 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	17	0.831	1.004	20.8%	0.930	1.077
6	179	0.877	0.970	10.7%	0.948	0.992
7	576	0.884	0.979	10.8%	0.968	0.991
8	150	0.894	0.995	11.2%	0.970	1.019
9	38	0.913	0.973	6.6%	0.927	1.020
10	4	0.858	0.944	10.0%	0.728	1.160
11	1	1.001	1.111	11.0%	N/A	N/A
12	2	0.981	1.089	11.0%	1.063	1.115
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	224	0.892	0.991	11.1%	0.972	1.010
1921-1940	252	0.875	0.974	11.4%	0.956	0.993
1941-1960	306	0.880	0.974	10.7%	0.957	0.991
1961-1980	38	0.924	1.017	10.0%	0.970	1.065
1981-2000	65	0.914	1.004	9.9%	0.970	1.039
>2000	82	0.891	0.968	8.7%	0.939	0.997
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Poor	2	0.810	0.889	9.8%	-0.440	2.217
Fair	12	0.923	1.023	10.8%	0.923	1.122
Average	435	0.873	0.962	10.1%	0.948	0.975
Good	446	0.897	0.997	11.1%	0.983	1.011
Very Good	72	0.902	1.000	10.9%	0.966	1.033
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	602	0.890	0.987	11.0%	0.975	0.999
1.5	218	0.870	0.963	10.7%	0.943	0.984
2	130	0.892	0.977	9.5%	0.954	0.999
2.5	3	0.922	1.023	11.0%	0.736	1.310
3	14	1.004	1.105	10.0%	1.035	1.175

Area 48 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

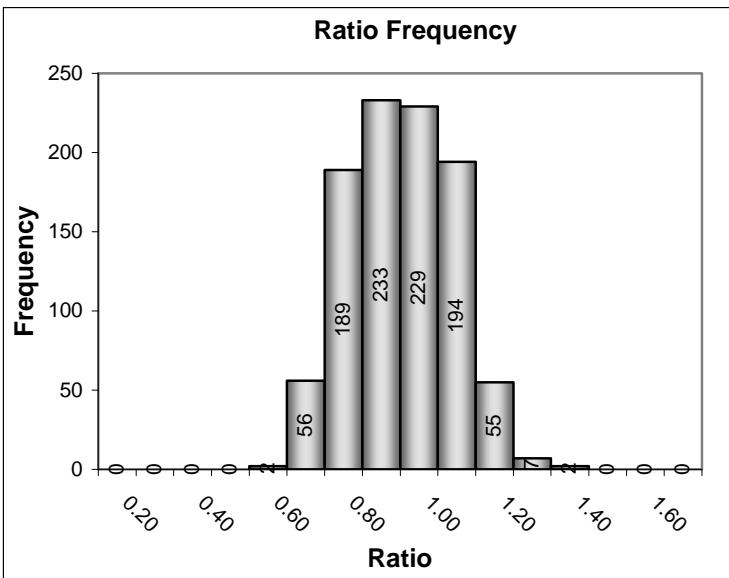
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	105	0.875	0.980	12.0%	0.952	1.009
0801-1000	242	0.885	0.980	10.7%	0.962	0.997
1001-1500	399	0.882	0.979	10.9%	0.964	0.994
1501-2000	150	0.900	0.995	10.5%	0.972	1.018
2001-2500	50	0.880	0.966	9.8%	0.920	1.012
>2500	21	0.921	0.990	7.5%	0.936	1.044
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	707	0.891	0.981	10.1%	0.970	0.992
Y	260	0.878	0.982	11.9%	0.964	1.001
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	967	0.887	0.981	10.7%	0.972	0.991
Y	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	269	0.879	0.986	12.2%	0.968	1.004
6	377	0.883	0.980	11.1%	0.965	0.996
9	321	0.898	0.979	9.0%	0.964	0.994
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	64	0.889	0.986	11.0%	0.948	1.025
3000-5000	377	0.876	0.969	10.6%	0.953	0.984
5001-8000	494	0.894	0.989	10.6%	0.976	1.002
8001+	32	0.903	1.007	11.5%	0.954	1.059
Grade5bySub3Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	958	0.888	0.981	10.6%	0.972	0.991
Y	9	0.751	1.000	33.2%	0.937	1.063

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: West Central	Lien Date: 01/01/2006	Date of Report: 2/7/2007	Sales Dates: 1/2004 - 12/2006
Area North Central West Seattle	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	967		
Mean Assessed Value	372,700		
Mean Sales Price	420,300		
Standard Deviation AV	105,485		
Standard Deviation SP	127,614		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.902		
Median Ratio	0.903		
Weighted Mean Ratio	0.887		
UNIFORMITY			
Lowest ratio	0.549		
Highest ratio:	1.315		
Coefficient of Dispersion	12.38%		
Standard Deviation	0.134		
Coefficient of Variation	14.84%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.888		
Upper limit	0.916		
95% Confidence: Mean			
Lower limit	0.893		
Upper limit	0.910		
SAMPLE SIZE EVALUATION			
N (population size)	5020		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.134		
Recommended minimum:	29		
Actual sample size:	967		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	481		
# ratios above mean:	486		
Z:	0.161		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



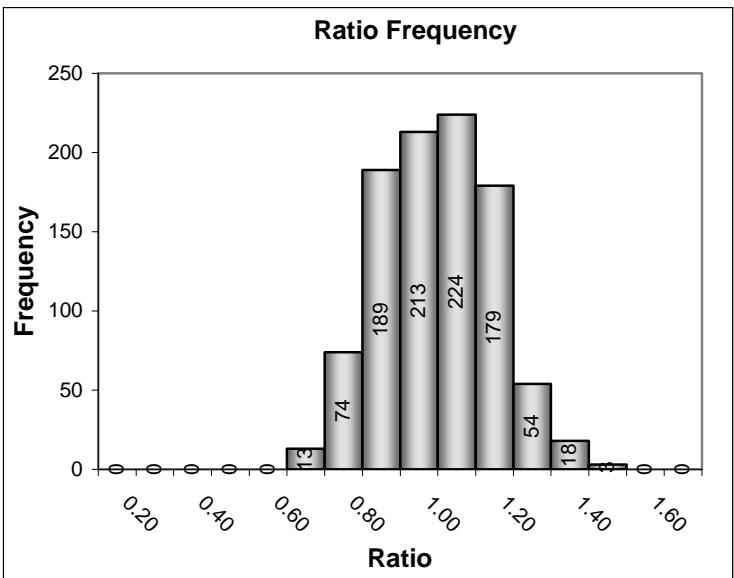
COMMENTS:

1 to 3 Unit Residences throughout area 48

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: West Central	Lien Date: 01/01/2007	Date of Report: 2/7/2007	Sales Dates: 1/2004 - 12/2006
Area North Central West Seattle	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	967		
Mean Assessed Value	412,500		
Mean Sales Price	420,300		
Standard Deviation AV	115,378		
Standard Deviation SP	127,614		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.000		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.640		
Highest ratio:	1.464		
Coefficient of Dispersion	12.14%		
Standard Deviation	0.146		
Coefficient of Variation	14.65%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.987		
Upper limit	1.018		
95% Confidence: Mean			
Lower limit	0.990		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	5020		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.146		
Recommended minimum:	34		
Actual sample size:	967		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	482		
# ratios above mean:	485		
Z:	0.096		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 48

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	082600	0370	10/29/05	\$275,000	460	0	5	1919	3	5400	N	N	6357 40TH AVE SW
003	246190	0565	5/25/06	\$170,000	580	0	5	1910	4	1495	N	N	5655 FAUNTLEROY WAY SW
003	309500	0305	6/11/06	\$320,000	590	0	5	1912	4	5040	Y	N	5004 37TH AVE SW
003	762570	3240	12/12/05	\$322,500	590	0	5	1925	4	6250	N	N	6035 42ND AVE SW
003	762570	3065	6/29/06	\$359,950	660	0	5	1922	4	6250	N	N	6018 41ST AVE SW
003	762570	3065	5/18/04	\$295,000	660	0	5	1922	4	6250	N	N	6018 41ST AVE SW
003	234930	0065	11/15/04	\$223,000	730	0	5	1914	4	2335	N	N	5648 FAUNTLEROY WAY SW
003	006600	0450	7/25/05	\$320,000	770	600	5	1914	3	6550	N	N	6036 38TH AVE SW
003	731240	0130	10/27/04	\$280,000	820	0	5	1912	4	4800	N	N	5417 35TH AVE SW
003	234930	0215	6/17/04	\$299,000	530	530	6	1938	4	5080	N	N	5648 38TH AVE SW
003	762470	0005	4/6/05	\$255,000	550	0	6	1940	4	4000	Y	N	4101 SW HUDSON ST
003	246190	0330	12/10/05	\$212,500	600	0	6	1919	3	6000	N	N	5451 40TH AVE SW
003	762570	0110	6/28/05	\$257,000	630	140	6	1913	3	6000	N	N	5212 40TH AVE SW
003	006600	0165	11/7/05	\$310,000	640	0	6	1918	3	6550	N	N	5937 38TH AVE SW
003	006600	0165	9/8/05	\$289,950	640	0	6	1918	3	6550	N	N	5937 38TH AVE SW
003	387490	0100	10/27/04	\$240,000	670	0	6	1919	3	7776	N	N	6302 36TH AVE SW
003	762570	3050	7/18/05	\$342,500	700	0	6	1943	3	6250	N	N	6030 41ST AVE SW
003	232403	9095	6/15/06	\$280,000	720	0	6	1943	3	4383	N	N	5016 FAUNTLEROY WAY SW
003	762570	3000	2/1/06	\$327,000	730	580	6	1942	5	1944	N	N	6037 FAUNTLEROY WAY SW
003	762570	3000	3/7/06	\$303,950	730	580	6	1942	5	1944	N	N	6037 FAUNTLEROY WAY SW
003	234930	0100	3/1/05	\$332,600	730	0	6	1943	3	4800	N	N	5617 38TH AVE SW
003	387490	0160	2/14/06	\$399,950	730	0	6	1924	4	5132	N	N	6354 37TH AVE SW
003	387490	0170	7/26/04	\$314,500	730	0	6	1925	4	6400	N	N	6350 37TH AVE SW
003	387490	0160	2/5/04	\$306,500	730	0	6	1924	4	5132	N	N	6354 37TH AVE SW
003	006600	0485	2/27/06	\$290,000	750	300	6	1918	3	6419	N	N	3717 SW RAYMOND ST
003	762570	3010	3/25/05	\$303,800	760	0	6	1942	4	2925	N	N	6049 FAUNTLEROY WAY SW
003	762570	3015	4/7/05	\$300,000	760	0	6	1942	4	2893	N	N	6053 FAUNTLEROY WAY SW
003	762570	2965	1/11/05	\$249,950	760	760	6	1942	5	2439	N	N	6003 FAUNTLEROY WAY SW
003	309500	0245	12/29/05	\$435,000	760	0	6	1928	4	4826	Y	N	5048 37TH AVE SW
003	309500	0040	5/16/06	\$297,000	770	0	6	1910	4	4600	N	N	5031 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	246190	0635	5/12/06	\$357,500	770	0	6	1915	4	6250	N	N	5616 41ST AVE SW
003	612660	0935	5/21/04	\$305,000	770	720	6	1913	3	3406	N	N	4850 40TH AVE SW
003	762570	0095	5/25/04	\$215,000	770	120	6	1912	3	3600	N	N	5228 40TH AVE SW
003	772360	0025	2/18/04	\$200,000	810	0	6	1941	4	4400	N	N	5211 35TH AVE SW
003	006600	0235	6/24/04	\$295,000	810	0	6	1918	4	6300	N	N	5912 39TH AVE SW
003	762570	0015	6/2/06	\$350,000	820	190	6	1913	4	6000	N	N	5211 FAUNTLEROY WAY SW
003	234930	0025	2/23/05	\$299,950	830	830	6	1944	5	2827	N	N	5620 FAUNTLEROY WAY SW
003	309500	0170	8/29/05	\$356,000	830	0	6	1920	4	5250	N	N	5013 36TH AVE SW
003	309500	0165	6/22/04	\$318,000	830	0	6	1920	4	5250	N	N	5009 36TH AVE SW
003	246190	0605	3/23/05	\$307,500	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WAY SW
003	612660	1090	9/30/05	\$295,000	850	650	6	1912	3	6000	N	N	4827 38TH AVE SW
003	387490	0090	6/9/04	\$262,000	860	0	6	1919	3	7772	N	N	6314 36TH AVE SW
003	762570	2410	8/17/06	\$469,000	890	0	6	1918	3	6250	N	N	5953 42ND AVE SW
003	309500	0285	5/31/06	\$366,000	890	0	6	1912	3	5040	Y	N	5020 37TH AVE SW
003	246190	0825	7/21/04	\$330,000	910	0	6	1918	4	6000	N	N	5633 41ST AVE SW
003	762570	2710	5/13/05	\$390,000	920	0	6	1917	4	6250	N	N	5912 41ST AVE SW
003	762570	3005	10/12/05	\$277,450	930	0	6	1942	4	2850	N	N	6043 FAUNTLEROY WAY SW
003	246190	0325	6/7/06	\$375,000	930	570	6	1911	4	6000	N	N	4010 SW FINDLAY ST
003	762570	0205	1/27/06	\$355,000	940	0	6	1911	3	7500	N	N	5236 41ST AVE SW
003	246190	0810	5/19/04	\$295,000	950	0	6	1919	4	6000	N	N	5647 41ST AVE SW
003	762570	0150	8/30/04	\$239,777	950	0	6	1912	4	6000	N	N	5227 40TH AVE SW
003	309500	0215	4/21/04	\$282,000	960	960	6	1911	4	5250	N	N	5049 36TH AVE SW
003	528820	0475	3/31/04	\$290,000	1000	0	6	1911	4	4865	Y	N	4747 35TH AVE SW
003	762570	2695	8/14/06	\$466,000	1050	120	6	1925	4	6250	N	N	5926 41ST AVE SW
003	762570	2695	8/24/05	\$430,000	1050	120	6	1925	4	6250	N	N	5926 41ST AVE SW
003	762570	2990	9/8/06	\$333,100	1060	500	6	2003	3	2448	N	N	6027 FAUNTLEROY WAY SW
003	762570	2970	5/12/05	\$289,000	1060	0	6	1942	5	2271	N	N	6007 FAUNTLEROY WAY SW
003	246190	0790	6/23/04	\$400,000	1060	250	6	1917	4	6250	N	N	5652 42ND AVE SW
003	234930	0180	9/7/05	\$376,900	1100	0	6	1987	3	5080	N	N	5620 38TH AVE SW
003	762570	2500	9/14/05	\$399,950	1110	0	6	1917	4	6000	N	N	5917 41ST AVE SW
003	762570	0160	11/16/05	\$450,000	1170	590	6	1915	4	6000	N	N	5237 40TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	246190	0685	5/25/04	\$303,000	1260	0	6	1921	3	6000	N	N	5653 40TH AVE SW
003	246190	0700	3/24/05	\$360,000	1300	0	6	1914	4	6000	N	N	5637 40TH AVE SW
003	731240	0020	7/20/04	\$274,000	1340	0	6	1918	3	5000	Y	N	5414 37TH AVE SW
003	762570	2590	2/21/05	\$492,500	1400	120	6	1926	3	6250	N	N	5912 42ND AVE SW
003	006600	0140	3/25/05	\$329,000	1480	0	6	1925	3	6550	N	N	5911 38TH AVE SW
003	234930	0140	7/29/05	\$390,000	1570	0	6	1992	3	4800	N	N	5651 38TH AVE SW
003	082600	0365	4/29/04	\$262,950	700	150	7	1944	4	5000	N	N	6356 41ST AVE SW
003	232403	9096	1/10/06	\$267,000	710	0	7	1943	3	4383	N	N	5020 FAUNTLEROY WAY SW
003	762570	2765	6/22/04	\$328,500	720	180	7	1943	4	6000	N	N	5941 39TH AVE SW
003	762570	3235	1/7/04	\$295,000	720	0	7	1916	4	6250	N	N	6031 42ND AVE SW
003	762570	2985	6/1/04	\$230,000	730	570	7	2000	3	1626	N	N	6021 FAUNTLEROY WAY SW
003	762570	2975	12/27/05	\$350,000	760	600	7	2003	3	2322	N	N	6013 FAUNTLEROY WAY SW
003	762570	2995	2/23/04	\$239,500	760	700	7	2003	3	2063	N	N	6033 FAUNTLEROY WAY SW
003	762570	2770	7/26/06	\$439,000	780	0	7	1943	4	6000	N	N	5947 39TH AVE SW
003	757920	0590	5/1/06	\$425,000	780	800	7	1956	4	5750	Y	N	4840 41ST AVE SW
003	757920	0685	4/29/05	\$336,500	780	0	7	1922	4	5750	N	N	4837 40TH AVE SW
003	006600	0055	4/24/06	\$403,000	790	120	7	1944	3	6350	N	N	5947 37TH AVE SW
003	006600	0055	6/30/04	\$329,950	790	120	7	1944	3	6350	N	N	5947 37TH AVE SW
003	006600	0060	11/9/04	\$322,500	790	120	7	1944	3	6400	N	N	5951 37TH AVE SW
003	612660	0185	9/7/04	\$293,000	790	0	7	1927	4	4313	N	N	4736 38TH AVE SW
003	006600	0095	4/15/05	\$289,950	790	80	7	1943	3	6550	N	N	5930 38TH AVE SW
003	006600	0405	6/2/04	\$288,000	790	0	7	1944	3	6500	N	N	6037 37TH AVE SW
003	633200	0060	3/14/05	\$290,000	800	0	7	1914	4	7752	Y	N	6357 37TH AVE SW
003	757920	0675	8/31/06	\$336,950	800	0	7	1918	3	5750	N	N	4843 40TH AVE SW
003	234930	0221	7/26/05	\$362,500	800	0	7	1943	4	5184	N	N	3716 SW JUNEAU ST
003	082600	0570	2/20/04	\$362,500	800	0	7	1943	3	5760	Y	N	6321 39TH AVE SW
003	139430	0115	11/30/04	\$359,950	800	200	7	1944	4	6450	N	N	6052 37TH AVE SW
003	139430	0040	5/19/05	\$333,950	800	0	7	1942	4	6400	N	N	5936 37TH AVE SW
003	139330	0015	6/6/05	\$325,500	810	120	7	1943	3	5650	Y	N	5911 35TH AVE SW
003	139380	0020	12/14/05	\$310,000	810	0	7	1939	3	6400	N	N	6040 36TH AVE SW
003	633200	0055	11/14/05	\$379,950	820	0	7	1949	4	6550	N	N	6351 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	246190	0775	4/15/05	\$354,500	820	200	7	1918	4	6250	N	N	5636 42ND AVE SW
003	762570	3175	8/5/04	\$290,000	820	0	7	1914	3	4125	N	N	6028 42ND AVE SW
003	731240	0005	3/23/05	\$319,950	820	0	7	1918	4	5000	Y	N	5402 37TH AVE SW
003	762570	3003	6/21/06	\$299,500	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3019	5/12/05	\$255,000	830	0	7	2005	3	1041	N	N	6051 B FAUNTLEROY WAY SW
003	762570	3014	4/26/06	\$258,000	830	0	7	2005	3	1365	N	N	6047 B FAUNTLEROY WAY SW
003	762570	3003	2/28/05	\$257,000	830	0	7	2005	3	1325	N	N	6045 A FAUNTLEROY WAY SW
003	762570	3017	5/11/05	\$260,000	830	0	7	2005	3	1560	N	N	6051 A FAUNTLEROY WAY SW
003	234930	0069	12/14/04	\$248,000	830	0	7	2005	3	1333	N	N	5650 B FAUNTLEROY WAY SW
003	762570	3012	3/29/05	\$246,000	830	0	7	2005	3	1210	N	N	6047 A FAUNTLEROY WAY SW
003	006600	0430	1/1/04	\$288,000	830	240	7	1943	4	6943	N	N	6056 38TH AVE SW
003	762570	3007	12/30/04	\$230,000	830	0	7	2005	3	1325	N	N	6045 B FAUNTLEROY WAY SW
003	762570	0370	7/12/06	\$385,000	830	0	7	1912	4	6250	Y	N	5207 42ND AVE SW
003	762570	3215	7/11/06	\$407,000	840	0	7	1941	3	6250	N	N	6011 42ND AVE SW
003	757920	0945	11/2/05	\$408,500	850	0	7	1918	4	5750	Y	N	4827 41ST AVE SW
003	762570	0010	5/21/06	\$359,950	860	760	7	1945	4	2847	N	N	5207 FAUNTLEROY WAY SW
003	172580	0220	7/9/04	\$262,000	860	200	7	1949	4	4400	N	N	5251 35TH AVE SW
003	731240	0045	2/7/06	\$407,313	860	0	7	1941	4	5000	Y	N	5407 36TH AVE SW
003	528820	0435	8/25/05	\$353,500	870	0	7	1940	4	4723	Y	N	4731 35TH AVE SW
003	762570	3210	5/17/05	\$370,000	870	300	7	1919	4	6250	N	N	6007 42ND AVE SW
003	757920	0600	5/1/06	\$425,000	870	880	7	1956	5	5750	Y	N	4846 41ST AVE SW
003	139380	0030	8/30/05	\$405,500	880	120	7	1940	4	6400	N	N	6030 36TH AVE SW
003	762570	3135	7/19/06	\$328,000	880	0	7	1959	3	6000	N	N	6051 41ST AVE SW
003	246190	0925	10/12/04	\$314,950	880	260	7	1917	4	6250	N	N	5653 42ND AVE SW
003	172580	0165	6/7/04	\$314,000	880	220	7	1925	4	6250	N	N	5246 36TH AVE SW
003	612660	1485	4/24/04	\$315,000	880	0	7	1947	4	5405	Y	N	4814 38TH AVE SW
003	762570	0125	6/9/05	\$329,000	890	220	7	1950	3	6000	N	N	5201 40TH AVE SW
003	762570	0080	9/17/04	\$306,000	890	0	7	1922	4	6000	N	N	5242 40TH AVE SW
003	246190	0240	11/1/06	\$391,000	910	720	7	1919	4	6000	N	N	5411 41ST AVE SW
003	082600	0245	8/15/05	\$310,000	930	0	7	1914	4	4766	N	N	6337 41ST AVE SW
003	232403	9077	5/8/06	\$290,000	930	0	7	1941	4	5650	N	N	6017 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	762570	2855	11/14/06	\$415,000	930	0	7	1942	3	4920	Y	N	6013 39TH AVE SW
003	232403	9079	9/21/05	\$321,000	940	0	7	1941	3	5650	N	N	6007 35TH AVE SW
003	612660	0920	2/7/05	\$450,000	940	340	7	1948	4	8896	N	N	4854 40TH AVE SW
003	246190	0260	5/24/04	\$375,000	940	120	7	1919	4	6250	N	N	5406 41ST AVE SW
003	743550	0055	3/8/04	\$285,000	940	300	7	1948	4	6000	N	N	5046 40TH AVE SW
003	105300	0045	3/14/05	\$600,000	960	510	7	1941	5	4720	Y	N	5650 36TH AVE SW
003	762570	0240	10/14/04	\$408,000	960	700	7	1911	5	6250	Y	N	5202 41ST AVE SW
003	612660	1455	6/17/04	\$334,000	960	130	7	1947	4	5405	Y	N	4828 38TH AVE SW
003	139280	0025	7/25/06	\$496,560	980	180	7	1940	3	6400	Y	N	5936 36TH AVE SW
003	743550	0045	6/22/05	\$391,500	980	500	7	1948	3	6000	N	N	5042 40TH AVE SW
003	743550	0060	7/19/05	\$375,000	980	350	7	1948	4	6000	N	N	5052 40TH AVE SW
003	743550	0035	3/1/04	\$275,000	980	200	7	1948	4	6000	N	N	5026 40TH AVE SW
003	232403	9076	6/29/05	\$319,950	990	0	7	1941	3	5650	N	N	6023 35TH AVE SW
003	246190	0105	4/28/04	\$415,000	990	300	7	1918	4	6250	N	N	5427 42ND AVE SW
003	246190	0535	12/3/04	\$330,000	990	460	7	1976	4	6000	N	N	5632 40TH AVE SW
003	762570	0190	12/29/05	\$439,975	1000	440	7	1953	4	6250	N	N	5252 41ST AVE SW
003	246190	0125	7/19/04	\$325,000	1000	0	7	1918	3	6250	N	N	5407 42ND AVE SW
003	612660	1380	7/19/04	\$345,000	1000	0	7	1951	4	5250	Y	N	4853 37TH AVE SW
003	006600	0190	8/29/05	\$342,000	1000	450	7	1949	4	6110	N	N	5956 39TH AVE SW
003	731240	0040	4/6/04	\$330,000	1000	240	7	1919	3	5000	Y	N	5401 36TH AVE SW
003	246190	0840	4/11/06	\$399,950	1030	360	7	1975	3	6000	N	N	5617 41ST AVE SW
003	105300	0015	1/9/06	\$294,500	1040	180	7	1941	3	4720	N	N	5639 35TH AVE SW
003	006600	0365	3/21/05	\$377,000	1050	440	7	1955	3	6812	N	N	6002 39TH AVE SW
003	762570	0225	8/10/04	\$367,750	1050	360	7	1959	4	5000	N	N	5216 41ST AVE SW
003	762570	0405	6/7/06	\$480,500	1060	400	7	1948	4	6250	N	N	5241 42ND AVE SW
003	172580	0015	9/13/06	\$449,950	1060	600	7	1955	3	6250	Y	N	5236 37TH AVE SW
003	757920	0975	6/7/05	\$456,500	1060	0	7	1929	4	5750	Y	N	4811 41ST AVE SW
003	246190	0290	6/26/06	\$369,000	1070	0	7	1922	4	6250	N	N	5436 41ST AVE SW
003	246190	0920	10/6/04	\$379,000	1070	0	7	1904	4	6250	N	N	5657 42ND AVE SW
003	516670	0080	11/9/04	\$335,000	1070	310	7	1958	4	6300	N	N	5042 38TH AVE SW
003	246190	0290	4/21/04	\$309,000	1070	0	7	1922	4	6250	N	N	5436 41ST AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	516670	0110	7/20/05	\$438,888	1080	390	7	1955	4	6300	N	N	5012 38TH AVE SW
003	612660	0976	10/23/06	\$339,950	1080	0	7	2006	3	1080	N	N	4830 C 40TH AVE SW
003	516670	0085	3/29/05	\$351,500	1080	390	7	1956	4	6300	N	N	5038 38TH AVE SW
003	757920	0865	6/7/04	\$280,000	1080	0	7	1913	4	5750	N	N	4852 42ND AVE SW
003	006600	0410	11/1/04	\$306,450	1090	100	7	1944	3	6500	N	N	6041 37TH AVE SW
003	612660	0060	4/23/04	\$339,950	1090	0	7	1988	4	4230	Y	N	4721 37TH AVE SW
003	528820	0394	8/28/06	\$450,000	1100	0	7	1948	4	5175	Y	N	4754 36TH AVE SW
003	139280	0030	9/16/04	\$327,400	1100	180	7	1940	4	6400	Y	N	5930 36TH AVE SW
003	234930	0250	5/24/05	\$414,000	1110	400	7	1952	3	8942	N	N	5619 37TH AVE SW
003	246190	0130	10/21/04	\$363,500	1110	520	7	1918	4	6250	N	N	5403 42ND AVE SW
003	762570	2545	2/18/04	\$295,000	1110	400	7	1951	3	6250	N	N	5956 42ND AVE SW
003	731240	0140	3/13/06	\$378,000	1120	0	7	1947	4	7320	N	N	5427 35TH AVE SW
003	139330	0035	12/9/05	\$310,000	1120	0	7	1942	4	8475	Y	N	5935 35TH AVE SW
003	139380	0050	9/22/05	\$390,000	1120	0	7	1940	3	6400	Y	N	6010 36TH AVE SW
003	172580	0280	6/6/06	\$338,000	1140	0	7	1926	4	5720	N	N	5233 35TH AVE SW
003	516670	0115	4/28/05	\$429,750	1150	320	7	1953	4	6300	N	N	5006 38TH AVE SW
003	006600	0120	6/20/06	\$429,000	1150	150	7	1991	3	6550	N	N	5904 38TH AVE SW
003	762570	2520	4/17/04	\$380,000	1150	810	7	1918	4	4800	N	N	5937 41ST AVE SW
003	172580	0145	7/24/06	\$570,000	1160	690	7	1995	4	6250	N	N	5236 36TH AVE SW
003	516670	0040	6/29/04	\$360,000	1170	720	7	1954	3	6350	N	N	5037 37TH AVE SW
003	516670	0045	4/9/04	\$345,000	1170	500	7	1954	3	6350	N	N	5043 37TH AVE SW
003	310050	0065	12/8/05	\$390,000	1170	0	7	1927	4	5040	Y	N	5436 37TH AVE SW
003	309500	0075	4/13/05	\$385,895	1180	0	7	1921	4	4956	N	N	5057 35TH AVE SW
003	743550	0065	6/13/05	\$357,900	1180	400	7	1948	4	6000	N	N	5036 40TH AVE SW
003	246190	0718	6/28/06	\$571,000	1190	810	7	1928	4	6011	N	N	5621 40TH AVE SW
003	234930	0210	9/16/05	\$408,000	1200	180	7	1950	3	5080	N	N	5644 38TH AVE SW
003	939670	0100	2/18/05	\$350,000	1200	760	7	1961	3	6350	N	N	5423 37TH AVE SW
003	516670	0066	9/29/04	\$345,000	1200	360	7	1959	4	7056	N	N	5052 38TH AVE SW
003	129130	0025	4/15/05	\$330,000	1220	0	7	1928	5	4720	N	N	5621 35TH AVE SW
003	129130	0020	5/24/06	\$370,000	1240	0	7	1929	4	4720	N	N	5617 35TH AVE SW
003	234930	0029	4/5/06	\$369,900	1240	260	7	2005	3	1829	N	N	5622 B FAUNTLEROY WAY SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	246190	0592	6/27/05	\$349,000	1240	260	7	2005	3	1659	N	N	5629 B FAUNTLEROY WAY SW
003	246190	0591	6/27/05	\$347,000	1240	260	7	2005	3	1721	N	N	5629 A FAUNTLEROY WAY SW
003	234930	0027	12/29/04	\$309,950	1240	260	7	2005	3	1823	N	N	5622 A FAUNTLEROY WAY SW
003	234930	0029	12/29/04	\$309,950	1240	260	7	2005	3	1829	N	N	5622 B FAUNTLEROY WAY SW
003	612660	0100	4/21/06	\$445,000	1250	0	7	1927	3	4171	Y	N	4741 37TH AVE SW
003	633200	0015	6/7/05	\$350,000	1260	0	7	1943	3	6550	N	N	6311 37TH AVE SW
003	612660	0115	5/24/04	\$380,000	1260	0	7	1927	4	4149	Y	N	4749 37TH AVE SW
003	172580	0105	5/25/06	\$554,000	1270	0	7	1925	4	6250	Y	N	5241 36TH AVE SW
003	172580	0105	8/12/05	\$410,000	1270	0	7	1925	4	6250	Y	N	5241 36TH AVE SW
003	246190	0150	2/13/04	\$390,000	1270	110	7	1930	4	6250	N	N	5416 42ND AVE SW
003	234930	0230	9/14/06	\$580,000	1280	300	7	1954	3	7620	N	N	5601 37TH AVE SW
003	309500	0060	8/9/05	\$380,000	1290	0	7	1927	3	4680	N	N	5045 35TH AVE SW
003	528820	0224	1/10/06	\$449,900	1290	470	7	1988	3	2875	Y	N	4725 36TH AVE SW
003	762570	3160	3/20/06	\$415,000	1300	0	7	1925	4	6250	N	N	6040 42ND AVE SW
003	387490	0220	8/5/05	\$435,000	1330	0	7	1943	4	7783	N	N	6302 37TH AVE SW
003	387490	0220	5/27/04	\$364,950	1330	0	7	1943	4	7783	N	N	6302 37TH AVE SW
003	172580	0095	6/13/05	\$417,250	1340	0	7	1925	4	6250	Y	N	5245 36TH AVE SW
003	172580	0135	8/1/06	\$450,000	1340	0	7	1926	4	6500	N	N	5232 36TH AVE SW
003	232403	9092	8/10/04	\$445,000	1350	870	7	1952	4	7560	Y	N	3603 SW FINDLAY ST
003	762570	3190	2/6/06	\$425,000	1390	0	7	1929	4	6250	N	N	6012 42ND AVE SW
003	633200	0090	12/8/04	\$330,000	1390	120	7	1907	4	6550	N	N	6330 38TH AVE SW
003	762570	2987	8/23/04	\$255,000	1401	0	7	2001	3	2101	N	N	6021 B FAUNTLEROY WAY SW
003	762570	3255	11/1/06	\$599,950	1410	0	7	1970	4	6250	N	N	6051 42ND AVE SW
003	762470	0061	4/17/06	\$424,650	1410	0	7	1913	4	3100	Y	N	4115 SW HUDSON ST
003	762570	3255	4/18/05	\$465,000	1410	0	7	1970	4	6250	N	N	6051 42ND AVE SW
003	762470	0061	2/11/04	\$315,000	1410	0	7	1913	4	3100	Y	N	4115 SW HUDSON ST
003	246190	0590	6/5/06	\$399,950	1430	800	7	1945	4	2620	N	N	5627 FAUNTLEROY WAY SW
003	172580	0175	9/15/05	\$485,000	1430	0	7	1928	4	6250	N	N	5252 36TH AVE SW
003	172580	0175	1/29/04	\$386,200	1430	0	7	1928	4	6250	N	N	5252 36TH AVE SW
003	246190	0525	5/3/04	\$311,000	1440	0	7	1918	4	6000	N	N	5620 40TH AVE SW
003	528820	0425	12/22/05	\$443,300	1450	0	7	1931	5	4687	Y	N	4725 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	762570	3105	5/6/05	\$405,000	1450	0	7	1954	4	6000	N	N	6021 41ST AVE SW
003	762570	0170	8/19/05	\$479,000	1500	500	7	1911	4	6000	N	N	5247 40TH AVE SW
003	246190	0660	3/31/04	\$386,600	1500	0	7	1925	4	6250	N	N	5642 41ST AVE SW
003	516670	0130	5/16/05	\$435,000	1580	850	7	1958	4	6409	N	N	5039 38TH AVE SW
003	762570	2977	8/16/04	\$285,000	1610	0	7	2003	3	1582	N	N	6015 FAUNTLEROY WAY SW
003	762570	2979	7/20/04	\$280,000	1610	0	7	2004	3	1596	N	N	6011 FAUNTLEROY WAY SW
003	762570	2996	10/12/05	\$324,950	1610	0	7	2003	3	1869	N	N	6031 A FAUNTLEROY WAY SW
003	309500	0115	7/19/04	\$375,000	1610	290	7	1927	4	4800	N	N	5030 36TH AVE SW
003	246190	0490	4/24/06	\$425,000	1630	0	7	1949	3	6000	N	N	5411 FAUNTLEROY WAY SW
003	232403	9144	8/18/04	\$465,000	1640	950	7	1958	3	5967	N	N	5005 38TH AVE SW
003	762570	3002	2/7/06	\$334,699	1650	0	7	2005	3	2098	N	N	6035 A FAUNTLEROY WAY SW
003	743550	0100	10/4/05	\$450,000	1660	0	7	1949	3	7865	N	N	5045 FAUNTLEROY WAY SW
003	772360	0005	6/1/05	\$282,000	1660	0	7	1948	3	5500	N	N	5205 35TH AVE SW
003	633200	0230	5/13/05	\$565,000	1710	0	7	1904	4	6753	Y	N	6310 39TH AVE SW
003	762570	2969	1/26/05	\$346,950	1720	0	7	2004	3	1513	N	N	6009 A FAUNTLEROY WAY SW
003	762570	2974	1/26/05	\$334,950	1720	0	7	2004	3	1447	N	N	6005 A FAUNTLEROY WAY SW
003	762570	2967	2/10/05	\$329,950	1720	0	7	2004	3	1715	N	N	6009 B FAUNTLEROY WAY SW
003	762570	2972	2/14/05	\$329,950	1720	0	7	2004	3	1614	N	N	6005 B FAUNTLEROY WAY SW
003	762570	2415	5/6/05	\$502,000	1720	0	7	1925	4	6250	N	N	5955 42ND AVE SW
003	743550	0110	6/16/06	\$425,000	1750	0	7	1949	3	8014	N	N	5003 FAUNTLEROY WAY SW
003	006600	0280	2/7/06	\$282,000	1810	0	7	1950	3	6550	N	N	6031 38TH AVE SW
003	006600	0175	3/23/06	\$391,000	1850	0	7	1985	3	6550	N	N	5947 38TH AVE SW
003	310050	0030	6/23/05	\$575,000	2240	0	7	1924	5	7060	N	N	5446 36TH AVE SW
003	762570	0012	6/7/06	\$330,000	830	420	8	2006	3	1655	N	N	5205 A FAUNTLEROY AVE SW
003	762570	0014	5/19/06	\$329,950	830	420	8	2006	3	1500	N	N	5205 B FAUNTLEROY AVE SW
003	633200	0126	6/8/05	\$362,500	870	0	8	1931	4	3148	Y	N	3809 SW GRAHAM ST
003	232403	9104	6/12/06	\$484,000	1050	1050	8	1950	3	6400	Y	N	5957 36TH AVE SW
003	105300	0110	4/20/04	\$425,000	1070	540	8	1950	4	7686	Y	N	5657 36TH AVE SW
003	232403	9110	11/13/06	\$619,000	1140	390	8	1955	4	6400	Y	N	5927 36TH AVE SW
003	232403	9035	3/24/06	\$483,000	1140	780	8	1948	4	6500	Y	N	5456 37TH AVE SW
003	528820	0455	11/15/06	\$470,000	1190	600	8	1948	4	4794	Y	N	4741 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	129730	0210	11/15/06	\$585,000	1220	700	8	2000	3	6250	Y	N	5047 42ND AVE SW
003	232403	9108	8/22/06	\$531,000	1250	1000	8	1957	4	5000	Y	N	3609 SW JUNEAU ST
003	757920	0745	1/5/05	\$435,000	1430	500	8	2000	3	2875	Y	N	4815 40TH AVE SW
003	246190	0400	10/23/06	\$507,000	1450	0	8	1911	4	6000	N	N	5416 40TH AVE SW
003	772360	0050	6/28/06	\$379,950	1460	500	8	1992	3	2750	N	N	5229 35TH AVE SW
003	232403	9114	9/15/04	\$459,950	1530	100	8	1959	4	7560	Y	N	5620 37TH AVE SW
003	757920	0736	3/15/05	\$393,000	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AVE SW
003	309500	0225	10/8/04	\$394,250	1650	0	8	1927	4	5168	N	N	5057 36TH AVE SW
003	232403	9009	6/30/06	\$425,000	1660	0	8	1983	4	6731	N	N	5249 37TH AVE SW
003	757920	0825	4/19/04	\$415,000	1670	0	8	1910	4	5750	N	N	4832 42ND AVE SW
003	246190	0140	5/2/05	\$520,000	2130	400	8	1925	4	6250	Y	N	5408 42ND AVE SW
003	757920	0795	11/1/05	\$500,000	2130	0	8	1925	4	5750	Y	N	4816 42ND AVE SW
003	129130	0009	9/27/05	\$485,000	2160	530	8	2000	3	5900	N	N	5607 35TH AVE SW
003	234930	0110	11/5/04	\$431,000	2200	0	8	2003	3	4800	N	N	5625 38TH AVE SW
003	762570	0215	6/23/05	\$545,000	2400	0	8	1910	5	6250	N	N	5226 41ST AVE SW
003	762570	2670	4/27/06	\$640,000	2560	0	8	2006	3	6250	N	N	5950 41ST AVE SW
003	612660	1300	2/10/05	\$650,000	2880	500	8	1991	3	4320	Y	N	4811 37TH AVE SW
003	082600	0550	5/7/04	\$530,000	1420	0	9	1929	4	4800	Y	N	6337 39TH AVE SW
003	246190	0955	8/17/04	\$625,000	1980	0	9	2004	3	6250	N	N	5623 42ND AVE SW
003	772360	0065	12/15/05	\$489,995	2310	0	9	1990	3	3250	N	N	3515 SW DAWSON ST
003	246190	0425	8/15/06	\$741,000	2690	0	9	2006	3	6000	N	N	5440 40TH AVE SW
003	757920	0915	4/1/04	\$735,000	2830	990	9	2000	3	5750	Y	N	4843 41ST AVE SW
006	798740	0520	6/16/05	\$225,000	520	0	5	1917	3	5415	Y	N	3013 SW ADMIRAL WAY
006	757770	0046	10/13/05	\$299,990	600	0	6	1918	3	3329	N	N	3730 41ST AVE SW
006	095200	4560	11/3/04	\$317,500	600	350	6	1912	4	3833	N	N	4410 37TH AVE SW
006	095200	5205	10/28/05	\$331,000	610	610	6	1917	3	2875	Y	N	4446 39TH AVE SW
006	432120	0585	5/3/04	\$319,000	650	400	6	1917	4	4652	Y	N	3423 35TH AVE SW
006	746590	0275	7/14/05	\$359,500	680	0	6	1908	4	5000	N	N	3407 38TH AVE SW
006	548920	0275	8/21/05	\$310,000	690	0	6	1918	4	3300	Y	N	2714 37TH AVE SW
006	347580	0050	3/10/04	\$272,500	720	190	6	1926	4	4674	N	N	4072 SW HANFORD ST
006	095200	3605	4/14/06	\$325,000	720	0	6	1943	3	4945	N	N	4115 37TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	095200	3615	4/14/06	\$309,000	720	0	6	1943	3	4945	N	N	4119 37TH AVE SW
006	928580	0920	8/14/06	\$352,000	720	0	6	1943	4	5202	N	N	3820 BELVIDERE AVE SW
006	095200	3630	11/29/06	\$307,000	720	0	6	1943	3	4830	N	N	4127 37TH AVE SW
006	095200	3595	6/30/05	\$294,000	720	0	6	1943	4	4945	N	N	4111 37TH AVE SW
006	095200	2755	6/25/04	\$253,700	720	0	6	1912	4	6100	N	N	4132 41ST AVE SW
006	095200	0405	9/1/05	\$364,900	730	400	6	1918	3	5750	N	N	4061 36TH AVE SW
006	095200	1505	1/28/04	\$247,000	730	0	6	1951	3	5750	Y	N	4004 SW DAKOTA ST
006	095200	5630	7/18/06	\$380,000	740	0	6	1918	4	5750	N	N	4457 40TH AVE SW
006	095200	3955	8/23/05	\$306,000	740	0	6	1923	3	4600	N	N	4112 36TH AVE SW
006	929730	1705	7/7/06	\$327,500	770	0	6	1930	2	4000	Y	N	4032 35TH AVE SW
006	095200	4100	4/23/04	\$290,000	770	350	6	1930	3	3750	N	N	4107 35TH AVE SW
006	095200	0900	3/19/04	\$323,000	790	360	6	1917	4	4025	Y	N	4039 38TH AVE SW
006	870160	0270	11/8/04	\$295,000	800	0	6	1908	4	5000	N	N	3228 38TH AVE SW
006	928580	0815	11/10/04	\$290,000	800	700	6	1943	2	6100	Y	N	3836 37TH AVE SW
006	791510	0196	5/14/04	\$280,000	810	100	6	1918	4	2812	N	N	3919 SW HANFORD ST
006	095200	5590	5/25/05	\$369,500	820	0	6	1940	4	5750	N	N	4437 40TH AVE SW
006	095200	3435	3/28/05	\$355,700	820	0	6	1922	5	4025	Y	N	4155 38TH AVE SW
006	870160	0155	5/13/05	\$333,500	820	0	6	1916	3	5000	N	N	3229 38TH AVE SW
006	929730	1450	6/1/04	\$307,000	830	830	6	1942	5	4364	Y	N	4035 FAUNTLEROY WAY SW
006	928580	0675	4/20/05	\$347,500	830	300	6	1941	4	3738	N	N	3502 SW ANDOVER ST
006	764590	0305	2/11/05	\$250,000	830	0	6	1918	3	3680	N	N	3052 38TH AVE SW
006	746590	0180	5/26/05	\$341,500	840	0	6	1924	3	3750	N	N	3424 39TH AVE SW
006	301630	0340	10/25/06	\$399,950	850	700	6	1943	3	5000	N	N	3211 41ST AVE SW
006	787250	0135	12/1/05	\$335,000	850	0	6	1918	4	5000	N	N	3417 42ND AVE SW
006	095200	2775	8/31/05	\$361,000	850	180	6	1929	5	5992	N	N	4142 41ST AVE SW
006	095200	0260	6/21/05	\$385,000	860	0	6	1926	3	5750	N	N	4054 36TH AVE SW
006	929730	1475	4/13/06	\$295,000	870	100	6	1940	2	3630	Y	N	4107 FAUNTLEROY WAY SW
006	929730	1475	3/7/06	\$275,000	870	100	6	1940	2	3630	Y	N	4107 FAUNTLEROY WAY SW
006	929730	1590	5/13/04	\$325,000	870	300	6	1950	3	6497	Y	N	4034 34TH AVE SW
006	095200	0840	6/17/04	\$363,000	880	800	6	1923	5	5750	N	N	4011 38TH AVE SW
006	095200	3565	5/23/06	\$409,250	890	180	6	1944	3	5750	Y	N	4156 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	095200	0300	7/11/05	\$375,000	890	0	6	1941	3	4830	N	N	4013 36TH AVE SW
006	095200	5224	10/3/06	\$327,500	890	0	6	1918	3	3271	N	N	4452 39TH AVE SW
006	929730	1480	7/22/04	\$296,700	900	0	6	1953	5	3628	Y	N	4115 FAUNTLEROY WAY SW
006	095200	0135	4/11/05	\$320,950	900	0	6	1940	4	5750	N	N	4059 35TH AVE SW
006	929730	0540	6/28/04	\$360,000	900	780	6	1925	4	4000	Y	N	3848 34TH AVE SW
006	870160	0390	1/9/06	\$430,000	910	200	6	1918	3	5000	N	N	3211 BELVIDERE AVE SW
006	095200	4915	10/31/05	\$320,000	910	340	6	1926	2	5750	N	N	4446 38TH AVE SW
006	095200	5280	8/3/06	\$300,000	910	0	6	1909	3	5750	N	N	4409 39TH AVE SW
006	231390	0060	4/4/06	\$330,000	920	0	6	1922	1	5000	N	N	3278 40TH AVE SW
006	231390	0585	2/21/06	\$377,500	920	0	6	1919	3	5000	N	N	3414 WALNUT AVE SW
006	032400	0185	6/15/05	\$369,000	950	0	6	1929	4	5000	N	N	3702 42ND AVE SW
006	095200	3880	3/9/04	\$230,000	950	0	6	1910	3	2875	N	N	4135 36TH AVE SW
006	791510	0185	9/14/05	\$393,000	960	120	6	1939	4	5562	N	N	3206 40TH AVE SW
006	422940	0055	12/2/05	\$330,000	970	0	6	1909	3	5962	N	N	3274 42ND AVE SW
006	095200	0745	5/24/05	\$495,000	1000	950	6	1915	5	5750	Y	N	4030 38TH AVE SW
006	051300	0675	11/5/04	\$324,500	1030	120	6	1914	3	3040	N	N	2926 WALNUT AVE SW
006	231390	0740	10/27/06	\$350,000	1030	150	6	1940	3	3750	N	N	3414 40TH AVE SW
006	791510	0530	3/2/05	\$379,950	1030	1030	6	1910	5	5103	N	N	3247 WALNUT AVE SW
006	934540	0680	11/29/04	\$339,000	1050	240	6	1918	3	4000	N	N	2610 39TH AVE SW
006	791510	0490	10/11/06	\$500,000	1060	860	6	1919	5	4862	N	N	3225 WALNUT AVE SW
006	095200	5160	10/2/06	\$440,000	1060	1060	6	1921	4	3910	Y	N	4428 39TH AVE SW
006	746590	0040	2/7/06	\$300,000	1060	0	6	1916	2	5000	N	N	3270 39TH AVE SW
006	746590	0040	7/2/04	\$250,000	1060	0	6	1916	2	5000	N	N	3270 39TH AVE SW
006	095200	5610	3/31/05	\$302,175	1070	400	6	1907	3	5750	N	N	4449 40TH AVE SW
006	798740	1040	11/9/05	\$404,500	1100	800	6	1912	4	5500	Y	N	3318 SW HINDS ST
006	757770	0260	3/9/06	\$448,000	1120	0	6	1928	4	5175	N	N	3815 40TH AVE SW
006	095200	3203	12/15/04	\$395,000	1120	560	6	2004	3	4830	Y	N	4110 39TH AVE SW
006	095200	0310	8/18/06	\$368,000	1130	0	6	1941	3	4773	N	N	4017 36TH AVE SW
006	095200	4570	8/24/06	\$400,000	1140	0	6	1911	3	3834	N	N	4414 37TH AVE SW
006	095200	3490	10/15/04	\$325,000	1200	780	6	1946	3	4600	Y	N	4116 38TH AVE SW
006	929730	1575	10/4/06	\$419,000	1260	450	6	1940	3	4200	Y	N	4046 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	095200	3360	5/13/05	\$361,000	1270	240	6	1922	4	4600	Y	N	4121 38TH AVE SW	
006	095200	2005	8/23/04	\$365,000	1290	0	6	1929	4	5750	N	N	4041 42ND AVE SW	
006	762870	0230	11/8/05	\$262,000	1310	0	6	1913	3	3680	Y	N	3035 SW MANNING ST	
006	095200	1465	3/5/04	\$295,000	1310	0	6	1917	3	5750	N	N	4041 40TH AVE SW	
006	095200	1575	10/24/06	\$470,000	1410	900	6	1926	4	5750	N	N	4030 41ST AVE SW	
006	929730	1735	8/16/05	\$432,500	1480	0	6	1929	4	4000	Y	N	4010 35TH AVE SW	
006	095200	5330	10/12/06	\$465,000	1490	0	6	1940	4	5750	N	N	4433 39TH AVE SW	
006	928580	0595	4/17/06	\$355,000	740	240	7	1928	3	2796	N	N	3512 SW CHARLESTOWN ST	
006	928580	0070	5/19/06	\$405,000	800	0	7	1940	4	5000	N	N	3457 36TH AVE SW	
006	928580	0070	7/23/04	\$332,000	800	0	7	1940	4	5000	N	N	3457 36TH AVE SW	
006	095200	2435	7/19/05	\$434,000	810	310	7	1940	4	4125	N	N	4102 42ND AVE SW	
006	095200	2435	5/16/05	\$355,000	810	310	7	1940	4	4125	N	N	4102 42ND AVE SW	
006	231390	0115	3/28/05	\$352,000	810	300	7	1941	4	5821	N	N	3257 39TH AVE SW	
006	095200	2480	11/6/06	\$550,000	820	200	7	1930	4	5750	N	N	4120 42ND AVE SW	
006	095200	3145	6/13/06	\$446,500	820	120	7	1951	3	5750	Y	N	4141 39TH AVE SW	
006	635600	0027	3/24/05	\$435,000	830	250	7	1918	5	5880	N	N	3906 SW LANDER ST	
006	083800	0040	5/12/04	\$350,000	830	270	7	1923	4	3680	N	N	2716 39TH AVE SW	
006	051300	0450	10/25/04	\$350,000	860	0	7	1924	4	3015	N	N	4014 SW HANFORD ST	
006	928580	0030	1/12/05	\$399,950	860	860	7	1949	5	5000	N	N	3514 SW MANNING ST	
006	051300	0475	3/31/06	\$415,000	860	0	7	1924	3	3440	N	N	3032 WALNUT AVE SW	
006	051300	0445	5/30/06	\$475,000	870	0	7	1942	3	4816	N	N	4000 SW HANFORD ST	
006	231390	0085	9/27/06	\$379,950	870	0	7	1917	3	4367	N	N	3271 39TH AVE SW	
006	608710	1145	10/26/05	\$352,500	870	0	7	1917	3	7735	N	N	2649 41ST AVE SW	
006	928580	0705	2/27/06	\$330,000	870	0	7	1918	3	4880	N	N	3834 36TH AVE SW	
006	095200	5760	6/21/05	\$359,500	880	650	7	1911	4	5750	N	N	4456 41ST AVE SW	
006	757820	0225	4/27/06	\$437,500	880	500	7	1946	4	4800	N	N	3453 WALNUT AVE SW	
006	757820	0215	7/16/04	\$331,000	880	0	7	1946	3	4800	N	N	3447 WALNUT AVE SW	
006	095200	3305	5/28/04	\$315,000	890	0	7	1919	4	5060	N	N	4103 38TH AVE SW	
006	095200	0115	5/27/04	\$325,000	900	420	7	1942	3	5750	N	N	4049 35TH AVE SW	
006	757820	0005	12/10/04	\$350,001	900	450	7	1941	4	4836	N	N	3442 40TH AVE SW	
006	928580	0496	5/19/04	\$310,000	910	400	7	1930	4	3680	N	N	3603 SW MANNING ST	

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	095200	3645	10/26/05	\$389,950	910	460	7	1952	3	5750	N	N	4137 37TH AVE SW
006	928580	0040	1/13/06	\$416,000	910	910	7	1949	3	5000	N	N	3452 36TH AVE SW
006	928580	0515	7/24/05	\$373,650	910	500	7	1927	4	4048	N	N	3723 36TH AVE SW
006	757770	0101	4/21/05	\$316,000	910	0	7	1929	3	5180	N	N	3725 42ND AVE SW
006	132403	9090	3/16/06	\$487,000	920	300	7	1947	3	5526	Y	N	3818 33RD AVE SW
006	432120	0670	10/28/05	\$385,000	920	510	7	1946	5	5000	N	N	3416 37TH AVE SW
006	432120	0670	1/18/05	\$368,500	920	510	7	1946	5	5000	N	N	3416 37TH AVE SW
006	231390	0070	2/2/04	\$325,000	920	0	7	1924	3	5821	N	N	3281 39TH AVE SW
006	282460	0300	10/24/06	\$450,000	930	0	7	1942	3	4664	Y	N	3247 37TH AVE SW
006	928580	0676	3/29/05	\$432,000	930	180	7	1918	4	4524	N	N	3506 SW ANDOVER ST
006	095200	3676	9/13/06	\$340,000	930	0	7	1943	3	5750	N	N	4151 37TH AVE SW
006	928580	0655	6/14/04	\$300,000	950	460	7	1950	3	4744	N	N	3835 35TH AVE SW
006	432120	0700	11/11/04	\$377,000	960	100	7	1925	4	5000	N	N	3432 37TH AVE SW
006	757770	0335	7/31/06	\$519,000	990	390	7	1939	4	5175	N	N	3910 40TH AVE SW
006	757770	0335	4/11/05	\$460,000	990	390	7	1939	4	5175	N	N	3910 40TH AVE SW
006	757820	0130	4/22/05	\$445,000	990	290	7	1946	4	5000	N	N	3454 WALNUT AVE SW
006	231390	0861	4/5/05	\$438,000	990	990	7	1938	5	4125	N	N	3907 SW HINDS ST
006	928580	0415	5/21/04	\$284,500	990	0	7	1943	3	5000	N	N	3707 37TH AVE SW
006	691120	0015	11/9/05	\$680,000	1000	800	7	1932	5	5250	Y	N	2722 36TH AVE SW
006	231390	0460	12/23/04	\$385,000	1000	120	7	1947	4	4500	N	N	3432 41ST AVE SW
006	432120	0150	12/5/05	\$429,000	1010	700	7	1955	3	5000	Y	N	3261 37TH AVE SW
006	300980	0200	10/29/04	\$399,950	1010	720	7	1920	4	3800	N	N	3031 38TH AVE SW
006	746590	0060	5/4/04	\$335,100	1010	0	7	1915	3	5864	N	N	3816 SW HINDS ST
006	928580	0495	3/23/06	\$393,500	1020	0	7	1930	3	3680	N	N	3607 SW MANNING ST
006	422940	0030	5/17/05	\$430,000	1020	0	7	1927	3	4093	N	N	3260 42ND AVE SW
006	757820	0105	8/8/06	\$520,000	1020	150	7	2006	3	4664	N	N	3440 WALNUT AVE SW
006	870160	0185	7/25/05	\$520,000	1020	990	7	1913	5	5000	N	N	3215 38TH AVE SW
006	957780	0115	6/14/06	\$410,000	1020	0	7	1921	4	5000	N	N	2753 37TH AVE SW
006	957780	0115	12/27/04	\$315,000	1020	0	7	1921	4	5000	N	N	2753 37TH AVE SW
006	928580	0105	8/24/05	\$385,000	1030	0	7	1928	3	4000	N	N	3441 37TH AVE SW
006	928580	0585	10/22/05	\$425,500	1030	800	7	1929	3	4437	N	N	3721 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	934540	0720	4/28/06	\$515,000	1030	0	7	1915	3	4000	N	N	2622 39TH AVE SW
006	095200	0945	1/27/06	\$410,000	1030	0	7	1941	3	5750	Y	N	4055 38TH AVE SW
006	929730	0605	6/27/05	\$450,000	1040	700	7	1926	4	3924	Y	N	3840 33RD AVE SW
006	929730	0210	12/9/05	\$412,000	1040	270	7	1950	3	4000	N	N	3722 35TH AVE SW
006	347580	0030	4/29/05	\$326,000	1040	500	7	1927	4	3485	N	N	4050 SW HANFORD ST
006	095200	0685	1/12/05	\$379,000	1040	0	7	1923	4	5750	N	N	4000 38TH AVE SW
006	301630	0420	5/8/06	\$419,000	1050	880	7	1941	4	4817	N	N	3202 41ST AVE SW
006	301630	0420	5/13/04	\$349,000	1050	880	7	1941	4	4817	N	N	3202 41ST AVE SW
006	757770	0187	5/10/05	\$439,000	1050	0	7	1929	3	3150	N	N	4116 SW BRADFORD ST
006	095200	2825	11/11/04	\$395,000	1050	700	7	1952	3	5750	Y	N	4107 40TH AVE SW
006	095200	0570	3/15/04	\$409,950	1050	1040	7	1974	4	5750	Y	N	4011 37TH AVE SW
006	934540	0610	8/18/06	\$470,000	1060	0	7	1917	4	4000	N	N	2613 38TH AVE SW
006	934540	0570	10/25/05	\$399,950	1060	0	7	1910	3	5000	N	N	2666 39TH AVE SW
006	548920	0145	11/10/06	\$550,000	1070	350	7	1914	4	5000	N	N	2747 BELVIDERE AVE SW
006	095200	3045	6/6/05	\$424,950	1070	800	7	1951	4	5750	N	N	4150 40TH AVE SW
006	746590	0365	7/19/06	\$510,000	1070	610	7	1946	4	5000	Y	N	3436 38TH AVE SW
006	746590	0355	11/13/06	\$557,000	1070	1070	7	1946	5	5000	Y	N	3432 38TH AVE SW
006	746590	0355	1/3/05	\$469,950	1070	1070	7	1946	5	5000	Y	N	3432 38TH AVE SW
006	746590	0215	7/29/05	\$407,000	1070	0	7	1913	4	5000	N	N	3437 38TH AVE SW
006	548920	0045	2/20/04	\$335,000	1070	0	7	1909	3	5000	N	N	2722 38TH AVE SW
006	095200	3635	10/6/04	\$300,000	1070	0	7	1920	4	5750	N	N	4131 37TH AVE SW
006	746590	0215	5/11/04	\$327,000	1070	0	7	1913	4	5000	N	N	3437 38TH AVE SW
006	296090	0030	9/13/06	\$450,000	1080	220	7	1939	3	4000	N	N	3019 37TH AVE SW
006	757770	0135	10/4/06	\$535,000	1090	890	7	1927	4	5175	N	N	3823 42ND AVE SW
006	757770	0350	8/18/04	\$395,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AVE SW
006	757770	0350	4/6/06	\$330,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AVE SW
006	757770	0350	3/23/04	\$305,000	1090	180	7	1941	4	5175	Y	N	3925 39TH AVE SW
006	095200	3095	10/5/05	\$479,000	1100	120	7	2003	3	5750	N	N	4117 39TH AVE SW
006	757770	0440	1/7/04	\$350,000	1100	0	7	1917	3	4600	N	N	3920 42ND AVE SW
006	432120	0265	11/18/05	\$400,000	1100	330	7	1923	4	5000	Y	N	3275 36TH AVE SW
006	929730	0255	9/14/06	\$535,000	1110	500	7	1965	4	4000	Y	N	3815 34TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	095200	5500	12/28/04	\$353,003	1110	0	7	1917	4	5750	N	N	4452 40TH AVE SW
006	095200	2854	10/18/05	\$399,000	1120	0	7	1930	4	4408	N	N	4119 40TH AVE SW
006	051300	0405	10/17/06	\$540,000	1130	600	7	1961	4	5750	N	N	3017 FAIRMOUNT AVE SW
006	432120	0020	8/25/05	\$435,000	1130	400	7	1955	3	5705	N	N	3269 BELVIDERE AVE SW
006	746590	0235	10/14/04	\$415,000	1140	1100	7	1918	4	5000	N	N	3427 38TH AVE SW
006	757770	0060	6/24/05	\$399,718	1150	0	7	1944	3	4991	N	N	4052 SW CHARLESTOWN ST
006	083800	0100	1/20/04	\$300,000	1150	0	7	1924	3	4232	N	N	2761 38TH AVE SW
006	929730	1420	7/5/05	\$401,000	1160	180	7	1958	3	6416	Y	N	3307 SW ANDOVER ST
006	095200	1710	6/10/05	\$469,000	1160	470	7	1947	3	5750	N	N	4033 41ST AVE SW
006	231390	0510	5/18/05	\$465,000	1160	120	7	1909	4	5000	N	N	3423 WALNUT AVE SW
006	929730	0625	2/19/04	\$330,000	1170	740	7	1985	3	5440	Y	N	3860 33RD AVE SW
006	870160	0030	5/4/05	\$462,500	1190	400	7	1929	3	5000	N	N	3212 39TH AVE SW
006	928580	0155	3/28/05	\$434,000	1190	500	7	1950	4	5045	N	N	3443 BELVIDERE AVE SW
006	928580	0870	3/25/04	\$339,500	1190	320	7	1944	3	6222	Y	N	3825 37TH AVE SW
006	095200	3220	6/2/04	\$335,000	1190	800	7	1959	3	5750	Y	N	4118 39TH AVE SW
006	691120	0011	4/17/06	\$475,000	1190	660	7	1927	4	6088	Y	N	2714 36TH AVE SW
006	432120	1000	3/27/06	\$507,000	1200	250	7	1957	5	5000	N	N	3433 BELVIDERE AVE SW
006	957780	0125	6/24/04	\$417,400	1200	500	7	1954	5	5400	Y	N	2757 37TH AVE SW
006	051300	0455	11/2/04	\$446,950	1210	0	7	1925	4	3440	N	N	3038 WALNUT AVE SW
006	083800	0160	12/16/04	\$375,000	1210	600	7	1957	3	3680	N	N	2709 38TH AVE SW
006	095200	4850	10/19/04	\$399,500	1210	600	7	2004	3	5750	Y	N	4416 38TH AVE SW
006	083800	0080	8/12/04	\$386,000	1210	200	7	1926	5	3680	N	N	2914 39TH AVE SW
006	870160	0220	11/9/06	\$470,000	1220	500	7	1906	4	5000	N	N	3200 38TH AVE SW
006	608710	1135	5/16/06	\$547,000	1220	0	7	1919	3	4403	N	N	2645 41ST AVE SW
006	928580	0055	12/7/05	\$419,000	1230	0	7	1912	3	5077	N	N	3441 36TH AVE SW
006	231390	0785	8/19/04	\$495,000	1250	700	7	1915	5	5000	N	N	3436 40TH AVE SW
006	083800	0135	3/8/04	\$482,000	1260	800	7	1926	5	3680	N	N	2729 38TH AVE SW
006	083800	0005	12/2/05	\$350,000	1260	0	7	1926	3	3404	N	N	2702 39TH AVE SW
006	095200	0385	3/17/05	\$454,000	1270	800	7	1947	4	5750	N	N	4051 36TH AVE SW
006	764590	0240	5/11/04	\$330,000	1270	240	7	1926	3	3680	N	N	3015 BELVIDERE AVE SW
006	929730	0350	9/28/05	\$482,000	1280	0	7	1926	4	4000	Y	N	3862 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	282460	0270	9/16/05	\$452,500	1280	0	7	1910	4	5042	Y	N	3233 37TH AVE SW
006	231390	0560	6/19/06	\$499,500	1290	260	7	1909	5	3500	N	N	3400 WALNUT AVE SW
006	095200	3370	3/17/05	\$390,000	1290	340	7	1922	4	5175	Y	N	4125 38TH AVE SW
006	934540	0565	4/11/06	\$505,000	1300	140	7	1925	3	5000	N	N	2662 39TH AVE SW
006	929730	0375	5/24/05	\$449,500	1320	500	7	1927	4	4000	Y	N	3842 35TH AVE SW
006	301630	0175	1/17/06	\$400,000	1320	0	7	1908	3	6000	N	N	3235 42ND AVE SW
006	870160	0215	4/13/06	\$425,000	1330	500	7	1987	4	2500	N	N	3201 38TH AVE SW
006	757820	0205	2/15/05	\$371,100	1330	0	7	1907	4	4320	N	N	3441 WALNUT AVE SW
006	095200	1660	2/23/05	\$395,000	1330	0	7	1915	4	5750	Y	N	4007 41ST AVE SW
006	929730	0300	3/23/05	\$434,550	1330	400	7	1926	5	4000	N	N	3849 34TH AVE SW
006	282460	0290	9/29/05	\$525,000	1340	280	7	1941	3	5058	Y	N	3243 37TH AVE SW
006	929730	0385	12/1/04	\$329,900	1340	780	7	1938	3	4000	Y	N	3832 35TH AVE SW
006	095200	0890	6/8/06	\$479,950	1370	0	7	1994	3	4025	Y	N	4035 38TH AVE SW
006	095200	0890	5/12/04	\$372,000	1370	0	7	1994	3	4025	Y	N	4035 38TH AVE SW
006	929730	0111	5/16/06	\$330,000	1370	720	7	1931	4	4000	Y	N	3724 34TH AVE SW
006	746590	0100	5/27/05	\$650,000	1390	600	7	1910	5	5000	N	N	3263 38TH AVE SW
006	746590	0100	6/8/04	\$570,000	1390	600	7	1910	5	5000	N	N	3263 38TH AVE SW
006	691120	0145	11/3/05	\$645,000	1390	500	7	1937	4	10000	Y	N	3006 36TH AVE SW
006	929730	0335	4/5/05	\$349,000	1400	150	7	1926	3	4510	Y	N	3878 35TH AVE SW
006	300980	0065	7/10/06	\$492,500	1400	0	7	1930	3	3135	N	N	3030 39TH AVE SW
006	231390	0470	8/5/04	\$436,950	1410	0	7	1925	3	5000	N	N	3436 41ST AVE SW
006	095200	0765	4/30/04	\$387,500	1410	700	7	1955	3	4822	N	N	4038 38TH AVE SW
006	095200	3545	3/27/06	\$543,000	1420	500	7	1913	3	5750	Y	N	4146 38TH AVE SW
006	934540	0125	3/29/06	\$650,000	1430	500	7	1924	4	5000	Y	N	2671 36TH AVE SW
006	746590	0110	7/7/04	\$463,000	1430	500	7	1928	5	5000	N	N	3259 38TH AVE SW
006	929730	1635	3/17/05	\$393,000	1430	500	7	1926	4	4010	Y	N	4001 34TH AVE SW
006	764590	0280	9/26/06	\$681,100	1440	250	7	1935	4	3680	N	N	3047 BELVIDERE AVE SW
006	934540	0580	3/28/05	\$410,000	1450	0	7	1908	3	5000	N	N	2676 39TH AVE SW
006	095200	5000	9/9/05	\$450,000	1450	250	7	1925	5	5750	Y	N	4411 38TH AVE SW
006	929730	0475	7/3/06	\$485,000	1460	0	7	1926	4	4000	Y	N	3835 33RD AVE SW
006	928580	0570	4/27/04	\$419,900	1470	120	7	1928	4	4482	N	N	3707 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	746590	0465	10/3/06	\$375,000	1470	0	7	1918	4	6250	N	N	3260 38TH AVE SW	
006	095200	0715	6/21/04	\$300,000	1480	0	7	1927	2	5750	Y	N	4016 38TH AVE SW	
006	757770	0005	3/9/04	\$370,000	1480	0	7	1921	4	4882	N	N	3728 40TH AVE SW	
006	764590	0350	6/1/06	\$580,000	1490	180	7	1918	4	3680	N	N	3016 38TH AVE SW	
006	870160	0195	8/29/06	\$569,625	1490	400	7	1929	4	5000	N	N	3209 38TH AVE SW	
006	870160	0195	2/21/06	\$500,000	1490	400	7	1929	4	5000	N	N	3209 38TH AVE SW	
006	928580	0575	8/11/06	\$500,000	1500	320	7	1928	3	4467	N	N	3711 35TH AVE SW	
006	929730	0545	2/5/04	\$365,000	1500	600	7	1924	4	4000	Y	N	3844 34TH AVE SW	
006	928580	0200	11/23/04	\$414,000	1510	0	7	1913	3	5038	Y	N	3442 38TH AVE SW	
006	934540	0470	1/18/06	\$549,000	1530	320	7	1927	3	4500	N	N	3765 SW OLGA ST	
006	231390	0410	5/19/06	\$509,950	1530	0	7	1980	3	4000	N	N	3410 41ST AVE SW	
006	051300	0140	5/12/06	\$649,950	1550	120	7	1908	5	5480	N	N	2907 39TH AVE SW	
006	934540	0550	4/13/06	\$536,000	1550	0	7	1918	3	5000	N	N	2653 38TH AVE SW	
006	501950	0148	6/24/04	\$449,000	1560	450	7	1906	4	5000	N	N	2616 WALNUT AVE SW	
006	928580	0590	5/1/05	\$434,000	1570	0	7	1928	5	4108	Y	N	3725 35TH AVE SW	
006	300980	0100	6/20/06	\$450,000	1570	240	7	1926	3	4750	N	N	3046 39TH AVE SW	
006	929730	0585	8/17/04	\$425,000	1570	840	7	1926	4	4000	Y	N	3812 34TH AVE SW	
006	095200	0075	5/18/04	\$404,000	1580	300	7	1927	4	5750	Y	N	4029 35TH AVE SW	
006	300980	0185	11/18/05	\$410,000	1580	0	7	1924	4	3800	N	N	3029 38TH AVE SW	
006	095200	0650	6/14/04	\$379,900	1580	940	7	1925	3	6440	Y	N	4049 37TH AVE SW	
006	929730	1540	4/18/06	\$401,000	1600	120	7	1928	3	4000	N	N	4114 35TH AVE SW	
006	929730	0575	3/23/04	\$359,000	1600	0	7	1925	3	4000	Y	N	3820 34TH AVE SW	
006	934540	0415	8/22/05	\$459,500	1620	0	7	1923	4	5000	N	N	2616 38TH AVE SW	
006	934590	0065	6/19/06	\$455,000	1660	0	7	1926	3	3600	N	N	2619 39TH AVE SW	
006	757820	0520	11/21/06	\$350,000	1660	1000	7	1946	2	7926	N	N	3703 39TH AVE SW	
006	095200	0015	12/15/04	\$339,000	1670	0	7	1928	3	5060	Y	N	4007 35TH AVE SW	
006	095200	0640	8/21/06	\$619,950	1670	0	7	1925	3	5060	Y	N	4045 37TH AVE SW	
006	095200	0915	6/20/06	\$465,000	1720	750	7	1917	5	4025	Y	N	4043 38TH AVE SW	
006	095200	0030	7/28/05	\$423,000	1750	120	7	1928	5	4945	Y	N	4011 35TH AVE SW	
006	051300	0280	6/18/04	\$419,500	1750	490	7	1942	3	5750	N	N	3011 39TH AVE SW	
006	095200	5085	10/4/06	\$509,500	1760	0	7	1907	5	5750	Y	N	4453 38TH AVE SW	

Improved Sales Used in this Annual Update Analysis

Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	746590	0455	6/24/04	\$414,000	1760	810	7	1973	3	6250	N	N	3250 38TH AVE SW
006	746590	0455	3/25/05	\$390,000	1760	810	7	1973	3	6250	N	N	3250 38TH AVE SW
006	095200	5085	11/9/04	\$370,000	1760	0	7	1907	5	5750	Y	N	4453 38TH AVE SW
006	051300	0550	3/9/06	\$585,000	1790	730	7	1957	3	5980	N	N	3000 WALNUT AVE SW
006	296090	0085	4/13/06	\$580,000	1810	0	7	1937	4	4332	N	N	3053 37TH AVE SW
006	928580	0730	5/14/04	\$440,000	1820	0	7	1925	4	6100	N	N	3810 36TH AVE SW
006	928580	0135	4/5/04	\$519,000	1830	920	7	1971	4	5000	Y	N	3456 BELVIDERE AVE SW
006	870160	0410	10/25/06	\$640,000	1840	0	7	1925	4	5000	N	N	3203 BELVIDERE AVE SW
006	757820	0500	6/15/05	\$585,100	1850	990	7	1929	5	7337	N	N	3711 39TH AVE SW
006	095200	0980	10/24/05	\$560,000	1870	0	7	1915	4	6038	Y	N	4008 39TH AVE SW
006	422940	0095	6/11/04	\$435,000	1880	0	7	1912	4	5954	N	N	3275 41ST AVE SW
006	132403	9080	10/31/05	\$400,000	1890	500	7	1953	3	5998	Y	N	3824 33RD AVE SW
006	928580	0965	11/10/04	\$755,000	1900	300	7	1925	5	9851	Y	N	3812 39TH AVE SW
006	929730	0230	1/5/05	\$525,000	1940	500	7	1926	5	4000	Y	N	3708 35TH AVE SW
006	957780	0180	3/2/05	\$400,000	1980	0	7	1912	2	5000	N	N	2742 BELVIDERE AVE SW
006	928580	0277	12/23/05	\$568,000	1990	0	7	1910	3	4550	N	N	3716 39TH AVE SW
006	095200	5305	2/20/04	\$350,000	2000	0	7	1977	3	5750	N	N	4421 39TH AVE SW
006	095200	4735	2/23/05	\$417,000	2040	800	7	1987	3	5750	N	N	4417 37TH AVE SW
006	928580	0625	5/10/04	\$455,000	2150	0	7	1988	3	6337	Y	N	3801 35TH AVE SW
006	934540	0395	8/15/06	\$500,000	2180	0	7	1919	4	4450	N	N	3767 SW ADMIRAL WAY
006	095200	1385	5/31/05	\$650,000	2190	240	7	1927	4	5750	Y	N	4007 40TH AVE SW
006	870160	0490	4/20/06	\$597,000	2270	0	7	1920	4	4950	Y	N	3238 BELVIDERE AVE SW
006	929730	0560	6/9/05	\$599,950	910	910	8	1925	5	4000	Y	N	3832 34TH AVE SW
006	928580	0320	10/4/04	\$425,000	1010	1010	8	1983	3	6222	Y	N	3723 BELVIDERE AVE SW
006	757820	0360	11/21/05	\$430,000	1070	200	8	1949	3	5000	N	N	3719 40TH AVE SW
006	095200	3155	6/1/06	\$520,000	1090	800	8	1950	4	5750	Y	N	4147 39TH AVE SW
006	095200	3155	4/25/05	\$430,000	1090	800	8	1950	4	5750	Y	N	4147 39TH AVE SW
006	934590	0095	2/21/06	\$497,950	1150	1150	8	1927	4	3600	N	N	2607 39TH AVE SW
006	422940	0140	12/6/04	\$439,950	1150	1000	8	1948	4	5001	N	N	3251 41ST AVE SW
006	934590	0095	4/12/04	\$413,950	1150	1150	8	1927	4	3600	N	N	2607 39TH AVE SW
006	432120	0460	4/6/05	\$450,000	1160	860	8	1942	4	5792	Y	N	3255 35TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	432120	0460	3/15/04	\$440,000	1160	860	8	1942	4	5792	Y	N	3255 35TH AVE SW
006	928580	0216	8/18/05	\$442,000	1200	0	8	1931	3	3333	N	N	3453 38TH AVE SW
006	929730	0145	3/4/05	\$468,500	1210	740	8	1965	4	4830	Y	N	3667 33RD AVE SW
006	548920	0235	4/1/05	\$490,000	1230	700	8	1947	4	5300	Y	N	2703 BELVIDERE AVE SW
006	757770	0505	5/18/04	\$450,000	1230	800	8	1931	5	3000	N	N	3921 42ND AVE SW
006	296090	0060	8/30/04	\$375,000	1270	1070	8	1946	5	5000	N	N	3041 37TH AVE SW
006	296090	0060	3/21/05	\$536,950	1270	1070	8	1946	5	5000	N	N	3041 37TH AVE SW
006	929730	0045	5/6/05	\$580,000	1270	700	8	1929	5	4166	Y	N	3607 33RD AVE SW
006	929730	0260	7/18/05	\$575,000	1290	0	8	1965	4	4000	Y	N	3817 34TH AVE SW
006	929730	0260	1/9/04	\$449,950	1290	0	8	1965	4	4000	Y	N	3817 34TH AVE SW
006	764590	0225	2/11/04	\$393,000	1290	400	8	1928	3	3680	N	N	3001 BELVIDERE AVE SW
006	691120	0165	7/16/04	\$560,000	1290	310	8	1937	4	10000	Y	N	3026 36TH AVE SW
006	928580	0976	6/1/05	\$535,050	1310	1310	8	1956	4	4964	Y	N	3827 38TH AVE SW
006	791510	0455	5/3/05	\$494,000	1340	500	8	1948	4	5003	N	N	3215 WALNUT AVE SW
006	132403	9096	9/21/05	\$584,000	1360	850	8	1954	3	4850	Y	N	3252 35TH AVE SW
006	548920	0355	3/25/04	\$505,000	1370	100	8	1929	4	5000	Y	N	2752 37TH AVE SW
006	095200	1620	9/24/04	\$420,000	1390	800	8	1968	3	4600	Y	N	4050 41ST AVE SW
006	095200	4875	3/23/06	\$517,000	1420	0	8	1932	3	4600	Y	N	4426 38TH AVE SW
006	095200	3735	9/6/06	\$510,000	1490	560	8	2002	3	2875	N	N	4120 37TH AVE SW
006	857540	0205	3/9/06	\$599,950	1500	1380	8	1952	3	4716	Y	N	3249 35TH AVE SW
006	928580	0405	10/31/05	\$518,000	1520	300	8	1948	3	5000	Y	N	3743 SW MANNING ST
006	929730	0050	6/21/04	\$520,000	1540	810	8	1984	3	3598	Y	N	3613 33RD AVE SW
006	929730	1428	8/27/04	\$447,500	1550	280	8	1930	4	5329	Y	N	4019 FAUNTLEROY WAY SW
006	422940	0240	6/27/05	\$560,000	1560	800	8	1929	3	3985	N	N	3438 42ND AVE SW
006	083800	0170	7/19/05	\$594,000	1590	0	8	1927	3	3680	N	N	2701 38TH AVE SW
006	757770	0371	3/22/05	\$602,000	1590	0	8	1927	4	5175	N	N	3903 39TH AVE SW
006	857540	0180	3/25/04	\$594,000	1590	1050	8	1951	4	6100	Y	N	3242 36TH AVE SW
006	934540	0325	9/1/06	\$619,000	1610	700	8	1923	4	4350	N	N	2602 BELVIDERE AVE SW
006	870160	0110	6/9/06	\$645,000	1610	0	8	1930	4	4140	N	N	3247 38TH AVE SW
006	757770	0441	6/18/05	\$518,000	1640	930	8	1994	3	5750	Y	N	3924 42ND AVE SW
006	300980	0130	9/21/04	\$474,950	1640	0	8	1926	4	4750	N	N	3003 38TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	957780	0085	4/7/04	\$540,000	1650	550	8	1926	4	5000	N	N	2737 37TH AVE SW
006	095200	0780	6/2/06	\$645,000	1670	830	8	2001	3	4339	Y	N	4046 38TH AVE SW
006	432120	0970	5/28/04	\$433,000	1680	500	8	1930	4	4976	Y	N	3401 BELVIDERE AVE SW
006	934540	0360	4/12/05	\$562,000	1690	140	8	1925	5	5000	N	N	2621 BELVIDERE AVE SW
006	762870	0076	10/29/04	\$500,000	1700	400	8	2002	3	3946	N	N	3119 SW SPOKANE ST
006	296090	0005	9/7/04	\$410,000	1710	0	8	1932	3	6200	Y	N	3001 37TH AVE SW
006	032400	0310	8/12/04	\$440,000	1720	400	8	1928	4	4000	N	N	3618 42ND AVE SW
006	764590	0345	11/9/04	\$565,000	1730	400	8	2000	3	3680	N	N	3022 38TH AVE SW
006	095200	5550	11/23/05	\$499,950	1730	580	8	2005	3	3075	N	N	4415 40TH AVE SW
006	095200	5515	9/30/05	\$489,950	1730	580	8	2005	3	3075	N	N	4401 40TH AVE SW
006	095200	5545	12/28/05	\$489,950	1730	580	8	2005	3	3075	N	N	4413 40TH AVE SW
006	095200	5540	12/6/05	\$476,450	1730	580	8	2005	3	3075	N	N	4411 40TH AVE SW
006	095200	5520	11/17/05	\$474,950	1730	580	8	2005	3	3075	N	N	4403 40TH AVE SW
006	095200	5525	11/29/05	\$474,950	1730	580	8	2005	3	3075	N	N	4405 40TH AVE SW
006	095200	5530	12/14/05	\$474,950	1730	580	8	2005	3	3075	N	N	4407 40TH AVE SW
006	095200	5535	11/22/05	\$474,950	1730	580	8	2005	3	3075	N	N	4409 40TH AVE SW
006	787250	0165	8/17/05	\$565,000	1750	350	8	1931	4	4070	N	N	3401 42ND AVE SW
006	095200	3245	10/22/04	\$450,000	1750	500	8	1994	3	4313	Y	N	4132 39TH AVE SW
006	791510	0420	12/13/04	\$470,000	1790	500	8	1930	3	5000	N	N	4019 SW HANFORD ST
006	857540	0105	6/28/04	\$635,000	1790	0	8	1910	5	4000	Y	N	3517 SW HANFORD ST
006	757770	0346	6/18/04	\$525,000	1800	0	8	1929	3	5310	Y	N	3924 40TH AVE SW
006	300980	0160	3/12/04	\$500,000	1850	220	8	1918	4	7125	N	N	3017 38TH AVE SW
006	798740	1010	3/6/05	\$560,000	1980	370	8	1977	3	10000	Y	N	3323 33RD AVE SW
006	928580	0325	6/13/06	\$669,000	2010	0	8	1983	4	6468	Y	N	3727 BELVIDERE AVE SW
006	501950	0180	6/19/06	\$810,000	2050	300	8	1922	3	10500	N	N	2632 WALNUT AVE SW
006	757820	0465	1/23/04	\$405,000	2060	120	8	1991	3	4500	N	N	3720 40TH AVE SW
006	929730	1405	5/24/05	\$525,000	2110	1000	8	1926	5	4800	Y	N	4005 FAUNTLEROY WAY SW
006	764590	0030	1/9/06	\$709,000	2150	0	8	2002	4	3680	Y	N	3021 36TH AVE SW
006	929730	1495	8/9/05	\$465,000	2160	0	8	1994	3	3738	Y	N	4127 FAUNTLEROY WAY SW
006	095200	1795	5/26/06	\$682,000	2160	0	8	1909	5	5750	N	N	4000 42ND AVE SW
006	691120	0130	8/10/06	\$895,000	2180	600	8	1937	4	10000	Y	N	3054 36TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	929730	1610	5/21/04	\$440,000	2240	0	8	2000	3	4000	Y	N	4018 34TH AVE SW
006	928580	0145	2/1/06	\$850,000	2250	100	8	2005	3	5000	Y	N	3446 BELVIDERE AVE SW
006	432120	0780	8/23/04	\$449,000	1450	1000	9	1956	3	5000	Y	N	3415 36TH AVE SW
006	432120	0450	5/19/06	\$925,000	1640	1240	9	2006	3	4810	Y	N	3259 35TH AVE SW
006	548920	0155	8/18/05	\$485,000	1770	280	9	1980	4	5000	N	N	2741 BELVIDERE AVE SW
006	764590	0015	3/6/05	\$615,000	1850	0	9	2002	3	3680	Y	N	3009 36TH AVE SW
006	934540	0285	5/24/05	\$799,000	1920	1030	9	1938	5	6000	Y	N	2621 37TH AVE SW
006	764590	0010	2/24/05	\$720,000	1970	980	9	2001	4	3680	Y	N	3005 36TH AVE SW
006	929730	0275	10/18/05	\$795,000	2050	570	9	2005	3	4000	Y	N	3829 34TH AVE SW
006	432120	0295	4/14/04	\$495,000	2070	480	9	1990	3	3750	Y	N	3259 36TH AVE SW
006	095200	1835	12/2/04	\$685,000	2090	400	9	2002	3	5750	N	N	4022 42ND AVE SW
006	764590	0330	5/18/06	\$775,000	2140	480	9	2002	3	3680	N	N	3032 38TH AVE SW
006	929730	1403	5/19/05	\$617,000	2180	0	9	2005	3	4800	Y	N	4001 FAUNTLEROY WAY SW
006	691120	0160	6/23/06	\$895,000	2290	0	9	1990	4	10000	Y	N	3022 36TH AVE SW
006	857540	0171	5/23/05	\$640,000	2300	1600	9	1977	4	6100	Y	N	3236 36TH AVE SW
006	934540	0150	6/27/06	\$940,000	2360	800	9	1937	4	5000	Y	N	2652 37TH AVE SW
006	929730	0025	5/22/06	\$975,000	2430	1170	9	2006	3	4000	Y	N	3610 35TH AVE SW
006	422940	0115	11/27/06	\$680,000	2660	0	9	2003	3	4917	N	N	3265 41ST AVE SW
006	791510	0105	4/12/06	\$687,500	2664	0	9	2003	3	5601	N	N	3248 40TH AVE SW
006	928580	0670	6/7/04	\$710,000	4086	0	9	2003	3	6237	Y	N	3849 35TH AVE SW
006	934540	0140	9/20/04	\$995,000	1770	1150	10	2000	4	5000	Y	N	2657 36TH AVE SW
006	934540	0460	8/30/04	\$735,000	2290	490	10	1910	5	6000	N	N	2653 BELVIDERE AVE SW
006	934540	0120	3/31/06	\$1,299,000	2590	600	10	1927	5	5000	Y	N	3602 SW LANDER ST
006	798740	1215	8/26/05	\$1,080,000	2840	0	10	2000	3	5000	Y	N	3411 34TH AVE SW
006	132403	9106	1/6/06	\$875,000	2290	940	11	1994	3	5227	Y	N	3614 33RD AVE SW
006	934540	0210	3/27/06	\$1,320,000	5380	560	12	1909	4	15240	Y	N	2657 37TH AVE SW
006	934540	0210	6/24/05	\$1,315,000	5380	560	12	1909	4	15240	Y	N	2657 37TH AVE SW
009	500850	0235	2/6/04	\$176,000	670	0	5	1961	3	1960	N	N	4511 SW STEVENS ST
009	338990	0800	1/26/04	\$241,800	710	0	5	1916	4	2500	N	N	4609 SW OREGON ST
009	150130	0050	4/27/06	\$319,500	760	0	5	1919	3	4975	N	N	3221 45TH AVE SW
009	019400	0195	9/29/06	\$319,950	780	780	5	1919	4	5700	N	N	4129 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	338990	0801	4/22/04	\$258,000	890	0	5	1908	5	3350	N	N	4503 46TH AVE SW
009	338990	0675	4/10/06	\$390,000	1180	0	5	1919	4	3510	N	N	4510 46TH AVE SW
009	338990	0675	2/6/04	\$255,000	1180	0	5	1919	4	3510	N	N	4510 46TH AVE SW
009	150180	0065	12/2/04	\$340,000	570	570	6	1999	3	3360	N	N	3040 44TH AVE SW
009	348830	0060	7/11/05	\$345,000	680	0	6	1918	4	5700	N	N	4456 47TH AVE SW
009	348830	0060	10/25/04	\$310,000	680	0	6	1918	4	5700	N	N	4456 47TH AVE SW
009	855990	0225	6/16/04	\$265,000	700	0	6	1941	3	4000	N	N	2736 49TH AVE SW
009	001000	0140	10/22/04	\$276,500	700	0	6	1909	4	4600	N	N	4119 47TH AVE SW
009	550570	0059	6/5/06	\$320,000	720	0	6	1946	4	5400	N	N	4816 SW CHARLESTOWN ST
009	550570	0059	11/10/04	\$266,500	720	0	6	1946	4	5400	N	N	4816 SW CHARLESTOWN ST
009	239160	2600	6/21/04	\$320,000	740	370	6	1919	3	5750	N	N	4521 47TH AVE SW
009	239160	0245	8/5/05	\$312,450	750	0	6	1941	4	5750	N	N	4403 48TH AVE SW
009	677520	0025	8/14/06	\$332,000	780	180	6	1947	3	5856	N	N	3221 48TH AVE SW
009	301030	0015	11/14/05	\$365,000	790	0	6	1930	4	4600	N	N	4006 47TH AVE SW
009	927820	0160	6/28/05	\$345,000	820	180	6	1930	4	8680	N	N	5021 SW HANFORD ST
009	239160	0455	4/14/05	\$325,000	840	0	6	1947	5	5750	N	N	4446 49TH AVE SW
009	338990	0660	7/6/05	\$300,000	850	0	6	1918	3	3510	N	N	4506 46TH AVE SW
009	927820	0018	4/14/04	\$298,000	850	400	6	1917	4	5450	N	N	3226 48TH AVE SW
009	570850	0208	10/24/05	\$410,000	860	0	6	1909	4	3873	N	N	3211 44TH AVE SW
009	790520	0231	1/16/04	\$330,000	860	0	6	1920	4	4095	Y	N	3640 46TH AVE SW
009	638500	0065	3/11/04	\$230,000	860	0	6	1950	3	5700	N	N	3646 51ST AVE SW
009	927770	0040	8/10/05	\$330,000	870	0	6	1926	4	7140	N	N	3635 49TH AVE SW
009	301030	0325	6/3/05	\$289,950	870	150	6	1910	2	3680	N	N	4007 46TH AVE SW
009	301030	0325	3/17/05	\$225,000	870	150	6	1910	2	3680	N	N	4007 46TH AVE SW
009	790520	0222	7/19/06	\$365,000	900	0	6	1910	4	3588	N	N	3651 45TH AVE SW
009	550570	0020	3/25/04	\$304,000	950	100	6	1928	5	6150	N	N	3616 49TH AVE SW
009	348830	0080	6/5/06	\$359,950	950	0	6	1920	3	5600	N	N	4417 46TH AVE SW
009	927720	0160	10/11/04	\$299,950	950	0	6	1949	3	5000	N	N	3011 GARLOUGH AVE SW
009	916110	0795	1/5/05	\$372,500	960	0	6	1910	4	5758	N	N	4035 50TH AVE SW
009	301030	0145	6/27/06	\$400,000	970	0	6	1918	4	4407	N	N	4618 SW DAKOTA ST
009	019400	0365	7/27/04	\$300,000	970	0	6	1909	4	3393	N	N	4154 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	927620	0735	4/21/05	\$371,000	980	400	6	1910	4	3750	N	N	2615 47TH AVE SW
009	019400	0455	5/18/05	\$395,000	1000	0	6	1915	5	5800	N	N	4121 45TH AVE SW
009	281310	0015	7/18/06	\$360,000	1008	0	6	1910	4	6250	N	N	3052 48TH AVE SW
009	239160	2460	4/28/06	\$458,500	1020	0	6	1918	4	5750	N	N	4512 48TH AVE SW
009	441810	0045	7/20/04	\$325,000	1020	0	6	1918	4	5634	N	N	4317 SW HINDS ST
009	150130	0071	10/19/05	\$292,000	1080	320	6	1923	3	6250	N	N	3227 45TH AVE SW
009	019400	0095	5/31/06	\$375,000	1150	1170	6	2004	3	6270	N	N	4146 47TH AVE SW
009	239160	2400	6/28/06	\$377,064	1170	0	6	1920	4	5750	N	N	4549 48TH AVE SW
009	239160	1795	6/4/04	\$296,000	1170	350	6	1919	3	5750	Y	N	4538 51ST AVE SW
009	348830	0115	11/3/06	\$360,000	1240	0	6	1910	3	5700	Y	N	4451 46TH AVE SW
009	239160	0545	9/19/05	\$290,000	1250	0	6	1947	1	5750	N	N	4433 49TH AVE SW
009	790520	0235	5/11/05	\$479,950	1270	0	6	1929	4	4680	Y	N	3630 46TH AVE SW
009	801010	0105	12/22/05	\$329,950	1290	0	6	1975	3	3565	N	N	2753 44TH AVE SW
009	669350	0060	2/19/04	\$365,000	1310	900	6	1912	3	6000	N	N	2729 51ST AVE SW
009	916110	0535	4/17/06	\$400,000	1510	0	6	1916	3	8250	N	N	4027 49TH AVE SW
009	927720	0380	4/28/05	\$448,292	1720	0	6	1911	4	6765	N	N	3045 47TH AVE SW
009	149330	0175	9/9/04	\$285,000	475	679	7	1998	3	2925	N	N	3451 44TH AVE SW
009	150130	0165	8/11/04	\$379,950	710	640	7	1914	5	5750	N	N	3201 46TH AVE SW
009	916110	0580	1/7/05	\$261,000	770	0	7	1948	4	5500	N	N	4047 49TH AVE SW
009	149330	0075	3/8/05	\$350,000	790	500	7	1916	4	4329	N	N	3454 44TH AVE SW
009	942440	0146	4/1/05	\$285,000	790	0	7	1918	3	5562	N	N	4909 SW DAKOTA ST
009	239160	0515	8/14/06	\$428,000	800	0	7	1947	4	5750	N	N	4417 49TH AVE SW
009	539860	0075	5/21/04	\$371,000	800	0	7	1950	4	5969	N	N	3837 48TH AVE SW
009	916110	0420	8/6/04	\$325,000	800	500	7	1948	4	5500	N	N	4026 49TH AVE SW
009	239160	0745	8/2/04	\$310,000	800	200	7	1947	4	5750	Y	N	4411 50TH AVE SW
009	942440	0275	11/9/06	\$480,000	810	100	7	1947	4	5512	Y	N	4121 48TH AVE SW
009	239160	0535	8/28/06	\$428,000	810	0	7	1947	3	5750	N	N	4427 49TH AVE SW
009	942440	0095	6/17/05	\$369,000	810	160	7	1947	3	5115	Y	N	4141 49TH AVE SW
009	942440	0260	9/22/05	\$384,950	810	170	7	1947	4	5460	Y	N	4131 48TH AVE SW
009	927720	0225	10/6/05	\$399,950	810	0	7	1952	3	6688	N	N	3057 GARLOUGH AVE SW
009	001000	0039	10/3/05	\$394,000	810	600	7	1947	4	5750	N	N	4128 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	790520	0381	3/22/04	\$320,000	820	500	7	1927	4	4720	N	N	4620 SW CHARLESTOWN ST
009	301030	0535	10/1/05	\$387,500	820	0	7	1941	3	4255	Y	N	4023 45TH AVE SW
009	501350	0095	12/7/05	\$311,000	820	120	7	1950	3	7125	N	N	3239 46TH AVE SW
009	272670	0010	7/18/06	\$427,000	840	0	7	1952	4	6440	N	N	3208 49TH AVE SW
009	790520	0240	3/9/05	\$310,000	840	0	7	1940	3	5850	Y	N	3616 46TH AVE SW
009	790520	0242	5/21/04	\$325,000	840	0	7	1940	3	5967	Y	N	3610 46TH AVE SW
009	239160	0105	2/16/04	\$316,750	840	0	7	1942	4	4600	N	N	4453 47TH AVE SW
009	239160	2145	6/15/04	\$284,000	840	0	7	1947	4	5750	N	N	4533 49TH AVE SW
009	150180	0160	9/25/06	\$360,000	850	0	7	1924	3	4255	N	N	3029 44TH AVE SW
009	916110	0650	12/5/05	\$300,000	850	800	7	1948	3	5500	N	N	4022 50TH AVE SW
009	501400	0105	8/10/04	\$347,000	860	500	7	1950	3	6413	N	N	3407 49TH AVE SW
009	501400	0070	2/7/05	\$305,000	860	0	7	1950	4	6413	N	N	3443 49TH AVE SW
009	272670	0040	6/22/05	\$317,500	860	0	7	1952	4	6661	N	N	3238 49TH AVE SW
009	942440	0165	10/3/06	\$410,000	860	0	7	1910	4	4440	N	N	4108 49TH AVE SW
009	916110	0326	8/12/05	\$405,000	860	0	7	1948	4	5280	N	N	4041 48TH AVE SW
009	501350	0290	12/15/04	\$289,500	860	0	7	1950	3	6519	N	N	3435 48TH AVE SW
009	638450	0515	5/3/04	\$350,000	860	800	7	1952	4	6250	N	N	3816 51ST AVE SW
009	501350	0150	5/7/04	\$285,000	860	0	7	1950	4	6625	N	N	3450 48TH AVE SW
009	942440	0135	6/3/04	\$270,000	870	600	7	1947	3	6378	N	N	4111 49TH AVE SW
009	239160	0065	9/24/06	\$358,000	880	240	7	1942	3	4600	N	N	4433 47TH AVE SW
009	001000	0105	10/9/05	\$365,000	880	0	7	1918	4	4600	N	N	4149 47TH AVE SW
009	537320	0020	8/3/05	\$375,000	880	250	7	1941	3	7930	N	N	3044 52ND AVE SW
009	790520	0267	6/6/05	\$335,000	880	0	7	1918	3	4563	N	N	3837 45TH AVE SW
009	001000	0110	1/13/05	\$299,000	880	0	7	1952	4	4600	N	N	4141 47TH AVE SW
009	501400	0215	10/25/04	\$275,000	880	0	7	1950	3	6731	N	N	3829 49TH AVE SW
009	916110	0855	4/14/04	\$355,000	880	420	7	1948	4	9200	N	N	4006 51ST AVE SW
009	957180	0065	9/27/06	\$320,000	890	0	7	1947	3	7700	N	N	3021 49TH AVE SW
009	019400	0265	12/27/05	\$437,500	890	120	7	1949	4	5750	N	N	4108 46TH AVE SW
009	239160	0705	2/8/06	\$477,500	890	440	7	1947	4	5750	Y	N	4452 50TH AVE SW
009	501400	0200	5/23/05	\$370,500	890	140	7	1950	4	6731	N	N	3843 49TH AVE SW
009	790520	0160	4/18/06	\$377,300	890	0	7	1921	4	4680	N	N	3621 44TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	501350	0220	3/2/05	\$295,000	900	0	7	1952	4	6466	N	N	3408 49TH AVE SW
009	790520	0321	7/6/06	\$434,000	900	600	7	1951	4	6223	N	N	3845 46TH AVE SW
009	927620	0420	2/9/06	\$363,750	900	0	7	1999	3	3000	N	N	2628 46TH AVE SW
009	501400	0165	2/18/05	\$368,000	900	660	7	1950	4	6731	N	N	3832 50TH AVE SW
009	790520	0321	1/21/04	\$321,000	900	600	7	1951	4	6223	N	N	3845 46TH AVE SW
009	927620	2410	10/24/06	\$455,000	910	910	7	1983	3	6000	N	N	2706 46TH AVE SW
009	638450	0535	4/11/06	\$383,000	910	360	7	1955	3	6250	N	N	3824 51ST AVE SW
009	757220	0110	9/3/04	\$343,450	910	200	7	1951	3	5700	N	N	4920 SW STEVENS ST
009	149330	0190	4/16/04	\$341,000	910	450	7	1940	4	5850	N	N	3457 44TH AVE SW
009	239160	0945	3/16/05	\$425,000	920	1010	7	1956	4	5750	N	N	4450 51ST AVE SW
009	500850	0155	4/24/06	\$428,000	924	170	7	1938	3	6250	N	N	3041 45TH AVE SW
009	790520	0120	10/7/04	\$383,000	930	150	7	1927	4	4563	N	N	3843 44TH AVE SW
009	501350	0100	2/23/04	\$320,000	930	480	7	1950	4	7125	N	N	3233 46TH AVE SW
009	790520	0226	4/28/06	\$391,000	940	610	7	1919	4	4290	Y	N	4518 SW CHARLESTOWN ST
009	574260	0031	9/17/04	\$360,000	940	280	7	1951	4	9292	N	N	3814 48TH AVE SW
009	272670	0005	6/23/04	\$350,000	960	240	7	1952	4	5758	N	N	3202 49TH AVE SW
009	149280	0240	6/15/05	\$420,000	960	580	7	1954	3	6000	N	N	4948 SW FORNEY ST
009	574260	0170	6/23/05	\$393,000	960	500	7	1951	4	5700	N	N	3827 47TH AVE SW
009	790520	0225	11/15/04	\$394,500	970	380	7	1919	4	4290	Y	N	4522 SW CHARLESTOWN ST
009	019400	0505	4/24/06	\$554,000	970	500	7	1940	4	6440	Y	N	4415 SW DAKOTA ST
009	348780	0085	12/2/05	\$451,000	970	500	7	1917	4	5850	Y	N	4442 46TH AVE SW
009	301030	0665	2/27/06	\$429,950	980	280	7	1941	3	5750	Y	N	4026 45TH AVE SW
009	927620	0170	8/16/05	\$420,000	980	0	7	1922	3	6250	N	N	2626 45TH AVE SW
009	927620	0706	11/7/06	\$437,000	990	660	7	1948	4	4550	N	N	4621 SW ADMIRAL WAY
009	927620	0466	8/13/04	\$322,000	990	420	7	1949	3	4160	N	N	4521 SW ADMIRAL WAY
009	927620	0706	11/16/04	\$344,500	990	660	7	1948	4	4550	N	N	4621 SW ADMIRAL WAY
009	790520	0032	7/7/05	\$305,000	990	0	7	1926	4	4622	N	N	4316 SW CHARLESTOWN ST
009	338990	0765	10/14/04	\$399,500	1000	620	7	1910	3	3550	Y	N	4558 46TH AVE SW
009	019400	0055	9/14/05	\$492,500	1000	0	7	1926	4	5800	N	N	4128 47TH AVE SW
009	927720	0290	5/10/06	\$419,950	1000	0	7	1953	4	5000	N	N	3038 GARLOUGH AVE SW
009	927620	2125	7/26/04	\$335,000	1000	0	7	1910	4	5750	N	N	2724 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	301030	0515	12/21/04	\$360,000	1000	340	7	1952	4	4255	Y	N	4031 45TH AVE SW
009	441810	0050	5/8/05	\$410,000	1010	900	7	1918	4	5348	N	N	4315 SW HINDS ST
009	790520	0396	12/17/04	\$335,000	1020	0	7	1951	4	6380	N	N	3614 47TH AVE SW
009	501400	0175	6/19/04	\$390,000	1020	1020	7	1950	5	6731	N	N	3842 50TH AVE SW
009	272670	0030	11/1/05	\$300,000	1030	0	7	1952	3	6658	N	N	3228 49TH AVE SW
009	501350	0140	10/21/06	\$411,000	1030	400	7	1950	4	6625	N	N	3440 48TH AVE SW
009	942440	0195	9/13/05	\$399,950	1030	0	7	1918	4	4520	Y	N	4134 49TH AVE SW
009	338990	0980	11/9/05	\$369,000	1030	480	7	1953	3	6435	Y	N	4530 47TH AVE SW
009	927720	0377	5/20/04	\$415,000	1030	620	7	1960	4	6150	N	N	3027 47TH AVE SW
009	348780	0065	5/1/06	\$489,000	1040	700	7	1946	4	5250	Y	N	4431 GLENN WAY SW
009	149330	0160	9/22/05	\$380,000	1040	740	7	1974	3	4329	N	N	3447 44TH AVE SW
009	501350	0400	5/24/04	\$340,000	1040	400	7	1950	4	6678	N	N	3635 47TH AVE SW
009	927620	2095	6/23/05	\$440,000	1050	360	7	1993	3	2875	N	N	2736 47TH AVE SW
009	790520	0090	6/13/06	\$492,900	1050	0	7	1930	4	6903	N	N	3832 44TH AVE SW
009	790520	0272	3/31/05	\$450,000	1050	650	7	1917	4	4830	Y	N	4508 SW ANDOVER ST
009	501350	0250	9/29/05	\$379,950	1060	0	7	1950	3	6466	N	N	3440 49TH AVE SW
009	501400	0110	7/28/05	\$385,000	1060	0	7	1950	3	6776	N	N	4903 SW HINDS ST
009	501350	0245	5/11/04	\$357,000	1060	900	7	1950	4	6466	N	N	3434 49TH AVE SW
009	790520	0197	6/22/06	\$460,000	1060	450	7	1940	3	5616	N	N	3610 45TH AVE SW
009	916110	0925	3/6/06	\$427,500	1060	310	7	1951	3	5750	N	N	4038 51ST AVE SW
009	239160	1785	8/9/05	\$325,000	1060	0	7	1973	3	5750	Y	N	4530 51ST AVE SW
009	927820	0010	7/12/04	\$336,000	1060	0	7	1908	4	5500	N	N	3225 47TH AVE SW
009	790520	0182	7/13/06	\$467,000	1070	360	7	1946	4	3584	N	N	4416 SW CHARLESTOWN ST
009	916110	0516	12/1/05	\$410,000	1070	0	7	1948	3	4840	N	N	4015 49TH AVE SW
009	790520	0400	3/28/05	\$355,000	1070	0	7	1951	3	8584	N	N	3602 47TH AVE SW
009	239160	2175	5/31/06	\$339,000	1070	0	7	1947	4	5750	N	N	4547 49TH AVE SW
009	927720	0368	10/25/04	\$425,000	1070	800	7	1975	5	5280	N	N	3035 47TH AVE SW
009	927620	0136	8/14/06	\$524,950	1080	770	7	1929	4	4000	N	N	4420 SW LANDER ST
009	239160	2115	10/11/05	\$368,000	1080	0	7	1947	4	5750	N	N	4517 49TH AVE SW
009	927620	0136	3/15/04	\$356,000	1080	770	7	1929	4	4000	N	N	4420 SW LANDER ST
009	501400	0135	4/19/06	\$385,000	1090	0	7	1950	4	7112	N	N	4921 SW CHARLESTOWN ST

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	441810	0030	2/1/06	\$380,000	1100	0	7	1924	3	5546	N	N	3407 44TH AVE SW
009	927620	0200	6/16/05	\$397,000	1100	0	7	1913	3	6250	N	N	2612 45TH AVE SW
009	574260	0035	3/5/04	\$352,500	1100	1000	7	1953	4	5700	N	N	3820 48TH AVE SW
009	638450	0545	8/26/05	\$408,400	1120	880	7	1958	3	6000	N	N	3830 51ST AVE SW
009	239160	1995	6/20/06	\$360,000	1120	390	7	1957	3	5750	N	N	4516 50TH AVE SW
009	385290	0026	9/17/04	\$339,000	1120	450	7	1955	3	4984	N	N	3013 46TH AVE SW
009	638450	0573	5/27/05	\$380,000	1120	880	7	1958	4	6000	N	N	3844 51ST AVE SW
009	638450	0573	4/27/05	\$379,950	1120	880	7	1958	4	6000	N	N	3844 51ST AVE SW
009	927720	0340	11/29/04	\$340,000	1130	250	7	1954	4	6930	N	N	3045 49TH AVE SW
009	239160	0425	12/14/05	\$404,000	1130	600	7	1947	4	5750	N	N	4432 49TH AVE SW
009	800960	0010	11/7/05	\$319,950	1130	290	7	1919	3	4181	N	N	2768 44TH AVE SW
009	927620	0285	11/30/04	\$324,000	1130	0	7	1910	3	6250	N	N	2625 45TH AVE SW
009	239160	1805	7/7/05	\$375,000	1140	0	7	1979	3	5750	N	N	4540 51ST AVE SW
009	348780	0125	9/20/05	\$570,000	1150	400	7	1918	4	5850	Y	N	4403 45TH AVE SW
009	149280	0107	7/26/05	\$413,000	1150	300	7	1953	3	6725	N	N	3217 49TH AVE SW
009	790520	0341	4/20/04	\$368,000	1150	500	7	1951	4	6201	N	N	3824 47TH AVE SW
009	150130	0190	2/10/04	\$346,500	1160	700	7	1952	4	5750	N	N	3217 46TH AVE SW
009	126220	0010	6/24/04	\$355,000	1170	0	7	1959	3	5600	N	N	4617 SW STEVENS ST
009	013600	0110	2/14/06	\$461,850	1180	580	7	1964	3	5764	N	N	2737 GARLOUGH AVE SW
009	927620	2070	6/21/04	\$409,000	1180	1200	7	1910	4	5750	N	N	2750 47TH AVE SW
009	790520	0376	9/21/05	\$627,500	1200	0	7	2005	3	7020	Y	N	3649 46TH AVE SW
009	150180	0120	2/8/05	\$370,900	1200	320	7	1918	3	4144	N	N	3012 44TH AVE SW
009	927620	2320	1/24/06	\$360,000	1210	0	7	1984	3	6000	N	N	2752 46TH AVE SW
009	790520	0100	11/14/06	\$433,000	1220	0	7	1925	3	3876	N	N	4321 SW CHARLESTOWN ST
009	790520	0100	10/17/05	\$350,000	1220	0	7	1925	3	3876	N	N	4321 SW CHARLESTOWN ST
009	019400	0325	2/23/04	\$320,000	1220	770	7	1951	3	5800	Y	N	4136 46TH AVE SW
009	281310	0105	8/25/06	\$509,300	1240	500	7	1946	3	6014	N	N	4723 SW STEVENS ST
009	927620	2380	10/20/06	\$555,000	1250	0	7	1947	3	6000	N	N	2724 46TH AVE SW
009	757220	0025	6/12/06	\$562,000	1250	580	7	1965	3	5500	N	N	2737 50TH AVE SW
009	239160	0735	5/24/05	\$405,000	1250	480	7	1947	3	5750	Y	N	4407 50TH AVE SW
009	239160	1815	1/7/05	\$367,000	1250	650	7	1919	4	5750	Y	N	4552 51ST AVE SW

Improved Sales Used in this Annual Update Analysis

Area 48

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	019400	0705	11/13/06	\$375,000	1260	0	7	1925	3	4292	N	N	4127 44TH AVE SW
009	957180	0010	6/7/04	\$375,000	1260	300	7	1946	3	5085	N	N	4807 SW STEVENS ST
009	957180	0075	10/25/05	\$398,000	1270	420	7	1955	3	8476	N	N	3033 49TH AVE SW
009	019400	0275	1/27/05	\$401,000	1270	800	7	1911	4	5750	N	N	4112 46TH AVE SW
009	348780	0045	4/26/05	\$365,000	1280	500	7	1905	4	2700	N	N	4420 46TH AVE SW
009	916110	0741	2/24/06	\$432,000	1280	410	7	1948	4	6325	N	N	4009 50TH AVE SW
009	329770	0115	11/27/06	\$500,000	1280	600	7	1924	3	8250	N	N	3022 50TH AVE SW
009	150130	0260	2/13/04	\$317,500	1280	0	7	1949	3	8250	N	N	3204 47TH AVE SW
009	916110	0316	6/23/06	\$517,000	1290	530	7	1948	4	5280	N	N	4035 48TH AVE SW
009	150180	0080	6/29/06	\$430,000	1290	0	7	1924	3	5600	N	N	3034 44TH AVE SW
009	790520	0102	5/30/06	\$357,000	1300	0	7	1922	3	5850	N	N	3808 44TH AVE SW
009	790520	0157	3/8/06	\$348,500	1300	0	7	1911	4	4680	N	N	3601 44TH AVE SW
009	790520	0040	9/23/04	\$353,500	1310	0	7	1946	4	5850	N	N	3632 44TH AVE SW
009	801010	0435	12/12/05	\$440,000	1320	0	7	1914	4	5650	N	N	2724 44TH AVE SW
009	301030	0460	7/7/05	\$510,000	1330	0	7	1946	4	4680	Y	N	4502 SW DAKOTA ST
009	301030	0240	5/21/04	\$367,500	1330	730	7	1976	3	5750	N	N	4045 46TH AVE SW
009	501350	0185	9/22/04	\$380,000	1340	600	7	1950	5	6678	N	N	3431 47TH AVE SW
009	927620	2140	6/6/05	\$510,000	1350	0	7	1931	4	5750	N	N	2716 47TH AVE SW
009	927620	2115	5/1/06	\$475,000	1350	0	7	1935	4	5750	N	N	2726 47TH AVE SW
009	927720	0360	7/8/05	\$472,500	1370	0	7	1947	3	8053	N	N	3045 48TH AVE SW
009	539860	0070	5/4/04	\$367,500	1370	0	7	1950	4	5969	N	N	3833 48TH AVE SW
009	916110	0165	1/12/04	\$305,000	1390	500	7	1948	4	5750	N	N	4018 48TH AVE SW
009	149280	0296	4/26/04	\$340,000	1410	120	7	1955	3	6743	N	N	4931 SW FORNEY ST
009	669350	0070	4/13/05	\$460,000	1420	600	7	1955	3	10000	N	N	2725 51ST AVE SW
009	669350	0070	6/26/04	\$450,000	1420	600	7	1955	3	10000	N	N	2725 51ST AVE SW
009	855990	0005	5/4/06	\$410,000	1430	0	7	1950	3	4134	N	N	4903 SW ADMIRAL WAY
009	301030	0930	12/30/04	\$359,950	1440	0	7	1925	5	5750	N	N	4010 44TH AVE SW
009	801010	0465	8/12/05	\$550,000	1450	380	7	1906	4	5650	N	N	2708 44TH AVE SW
009	669350	0122	6/25/04	\$368,500	1460	670	7	1961	3	5000	N	N	2709 51ST AVE SW
009	801010	0210	11/2/04	\$435,000	1490	400	7	1927	4	4750	N	N	2712 45TH AVE SW
009	539860	0085	4/6/04	\$402,500	1520	0	7	2004	3	5969	N	N	3847 48TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	537320	0045	3/29/04	\$464,000	1530	780	7	1990	3	6100	N	N	3022 52ND AVE SW
009	501350	0210	7/30/04	\$342,500	1530	0	7	1950	3	7056	N	N	4705 SW HINDS ST
009	149330	0210	9/9/05	\$395,000	1540	0	7	1937	3	5850	N	N	3450 45TH AVE SW
009	301030	0590	5/26/06	\$575,000	1550	0	7	1918	4	3331	N	N	4415 SW ANDOVER ST
009	927620	0485	4/19/06	\$545,000	1560	140	7	1921	4	5290	N	N	2607 46TH AVE SW
009	927620	0485	4/4/05	\$490,000	1560	140	7	1921	4	5290	N	N	2607 46TH AVE SW
009	539860	0060	7/8/04	\$399,500	1580	0	7	2004	3	5969	N	N	3823 48TH AVE SW
009	677520	0055	4/13/06	\$466,000	1600	0	7	1929	3	6150	N	N	3251 48TH AVE SW
009	801010	0145	8/12/04	\$461,500	1600	0	7	1923	4	6250	N	N	2746 45TH AVE SW
009	927620	0385	2/9/06	\$511,000	1630	0	7	1984	3	6000	N	N	2644 46TH AVE SW
009	927620	1755	4/14/05	\$394,950	1640	0	7	1980	3	7500	N	N	2743 47TH AVE SW
009	790520	0286	10/11/06	\$610,000	1650	640	7	1921	3	10287	Y	N	3820 46TH AVE SW
009	790520	0030	2/17/05	\$515,000	1660	400	7	2004	4	4622	N	N	4322 SW CHARLESTOWN ST
009	239160	2155	5/16/06	\$446,000	1670	0	7	1984	3	5750	N	N	4537 49TH AVE SW
009	005900	0110	7/16/04	\$482,000	1710	380	7	1919	4	5000	Y	N	5341 SW ADMIRAL WAY
009	501400	0125	3/21/06	\$266,000	1770	0	7	1955	3	6240	N	N	4902 SW CHARLESTOWN ST
009	501350	0375	9/2/04	\$397,000	1800	800	7	1991	4	7000	N	N	3656 48TH AVE SW
009	301030	0230	10/19/04	\$545,000	1800	750	7	2004	3	5750	N	N	4053 46TH AVE SW
009	927620	2200	2/25/04	\$410,000	1830	1070	7	1984	3	6250	N	N	2711 45TH AVE SW
009	019400	0655	7/24/06	\$750,000	1840	0	7	1915	4	5850	Y	N	4153 44TH AVE SW
009	790520	0395	9/13/06	\$430,000	1950	0	7	1951	3	6380	N	N	3620 47TH AVE SW
009	790520	0395	10/25/05	\$420,000	1950	0	7	1951	3	6380	N	N	3620 47TH AVE SW
009	149280	0450	4/18/06	\$549,000	1960	0	7	1908	3	5000	N	N	5010 SW HINDS ST
009	570850	0125	9/6/05	\$439,950	1960	0	7	1979	3	6669	N	N	4402 SW HINDS ST
009	149280	0450	6/2/04	\$355,000	1960	0	7	1908	3	5000	N	N	5010 SW HINDS ST
009	927770	0030	3/3/05	\$345,000	1970	0	7	1962	3	7140	N	N	3641 49TH AVE SW
009	801010	0155	4/25/05	\$560,000	1990	0	7	1907	4	6250	N	N	2740 45TH AVE SW
009	239160	0295	4/8/05	\$494,950	2010	650	7	1941	4	5060	N	N	4427 48TH AVE SW
009	239160	0125	8/18/05	\$490,000	2020	450	7	1959	3	8625	Y	N	4400 48TH AVE SW
009	329770	0085	8/11/04	\$469,500	2040	0	7	1968	4	8250	N	N	3008 50TH AVE SW
009	790520	0356	3/2/06	\$555,000	2250	0	7	1944	4	5265	Y	N	3609 46TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	019400	0850	3/11/04	\$383,000	2250	0	7	1989	3	2903	Y	N	4132 44TH AVE SW
009	927620	0365	11/17/05	\$450,000	2440	860	7	1985	3	6000	N	N	2652 46TH AVE SW
009	500850	0230	8/17/05	\$435,000	800	0	8	1931	3	6080	N	N	3001 45TH AVE SW
009	927620	0665	1/21/05	\$400,000	950	600	8	1986	4	2875	N	N	2624 47TH AVE SW
009	790520	0037	8/25/04	\$405,000	1010	800	8	1926	4	5733	N	N	3636 44TH AVE SW
009	790470	0058	7/27/05	\$498,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AVE SW
009	790470	0058	3/15/05	\$450,000	1100	250	8	1948	4	6000	Y	N	4446 45TH AVE SW
009	927720	0363	7/5/05	\$360,000	1120	480	8	1955	3	5610	N	N	3052 49TH AVE SW
009	301030	0415	11/9/04	\$342,500	1140	1140	8	1951	4	5750	N	N	4040 46TH AVE SW
009	013600	0111	2/23/05	\$340,000	1180	540	8	1951	3	5226	N	N	2743 GARLOUGH AVE SW
009	537320	0100	5/3/04	\$499,000	1180	280	8	1941	4	9000	Y	N	3035 52ND AVE SW
009	338990	0995	9/20/04	\$389,000	1210	300	8	1955	4	5850	N	N	4536 47TH AVE SW
009	537320	0065	4/14/04	\$465,000	1250	0	8	1940	4	5974	N	N	5103 SW STEVENS ST
009	790470	0065	11/21/05	\$595,000	1260	320	8	1952	4	6000	Y	N	4436 45TH AVE SW
009	790470	0065	4/5/05	\$446,950	1260	320	8	1952	4	6000	Y	N	4436 45TH AVE SW
009	942440	0225	12/9/05	\$585,250	1270	220	8	1963	4	5175	Y	N	4818 SW GENESEE ST
009	927620	0835	11/22/05	\$460,000	1330	0	8	1930	3	3300	N	N	2654 48TH AVE SW
009	329770	0075	10/21/04	\$426,000	1350	900	8	1956	3	6490	N	N	4919 SW STEVENS ST
009	927620	0346	7/10/06	\$491,000	1360	300	8	1930	4	2860	N	N	4510 SW LANDER ST
009	927620	0346	7/2/04	\$425,000	1360	300	8	1930	4	2860	N	N	4510 SW LANDER ST
009	927620	2290	10/5/06	\$640,000	1400	300	8	1931	4	4250	N	N	2757 45TH AVE SW
009	927720	0130	11/2/05	\$695,000	1410	420	8	1941	3	11000	Y	N	5231 SW STEVENS ST
009	005900	0150	3/7/05	\$464,500	1420	220	8	1941	4	3440	Y	N	5361 SW ADMIRAL WAY
009	005900	0080	8/9/05	\$597,000	1440	300	8	1941	4	5000	Y	N	5327 SW ADMIRAL WAY
009	927620	0840	11/10/06	\$558,000	1440	0	8	1930	3	4000	N	N	2652 48TH AVE SW
009	927620	0840	11/16/04	\$360,000	1440	0	8	1930	3	4000	N	N	2652 48TH AVE SW
009	855990	0100	8/11/06	\$567,000	1460	1200	8	1976	4	4750	N	N	2715 48TH AVE SW
009	005900	0100	8/2/06	\$630,000	1470	0	8	1930	3	5000	Y	N	5337 SW ADMIRAL WAY
009	927620	1885	2/25/05	\$550,000	1480	640	8	1988	5	5000	N	N	2716 48TH AVE SW
009	927620	1705	4/3/06	\$539,000	1480	850	8	1931	4	5000	N	N	2715 47TH AVE SW
009	927620	1705	3/15/04	\$482,378	1480	850	8	1931	4	5000	N	N	2715 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	005900	0145	9/12/06	\$633,950	1500	750	8	1941	3	4000	Y	N	5357 SW ADMIRAL WAY
009	570850	0305	10/12/06	\$712,623	1500	0	8	2002	3	4180	N	N	3216 44TH AVE SW
009	801010	0405	7/12/04	\$415,000	1540	0	8	1996	3	5672	N	N	2732 44TH AVE SW
009	927620	0275	8/29/05	\$624,950	1560	0	8	1992	3	6250	N	N	2623 45TH AVE SW
009	916110	0035	4/6/05	\$575,000	1570	800	8	1911	4	5750	N	N	4019 47TH AVE SW
009	570850	0335	2/10/06	\$470,000	1700	0	8	1968	3	5500	N	N	3228 44TH AVE SW
009	550570	0115	3/15/05	\$549,999	1750	450	8	1930	5	9225	N	N	3613 48TH AVE SW
009	013600	0220	5/6/04	\$355,000	1810	190	8	1994	3	2500	N	N	2712 GARLOUGH AVE SW
009	239160	0890	3/9/05	\$459,000	1940	0	8	1995	3	4316	Y	N	4422 51ST AVE SW
009	239160	0920	10/25/05	\$410,000	1950	0	8	1990	3	2875	Y	N	4438 51ST AVE SW
009	239160	0955	10/15/04	\$382,500	1950	0	8	1990	3	2875	N	N	4454 51ST AVE SW
009	239160	1753	7/29/05	\$521,000	1970	200	8	1990	3	3833	Y	N	4518 51ST AVE SW
009	927620	0535	5/13/04	\$524,000	1980	0	8	1908	4	5750	N	N	2631 46TH AVE SW
009	570850	0295	8/22/06	\$605,000	2020	0	8	2002	3	4180	N	N	3212 44TH AVE SW
009	149280	0276	8/30/06	\$612,002	2040	0	8	1993	3	5000	N	N	4951 SW FORNEY ST
009	149280	0265	11/22/05	\$580,000	2080	0	8	1994	3	5000	N	N	4955 SW FORNEY ST
009	916110	0550	7/16/04	\$520,000	2150	0	8	2001	3	5511	N	N	4035 49TH AVE SW
009	239160	1905	10/14/05	\$574,950	2160	0	8	1997	3	3680	Y	N	4531 50TH AVE SW
009	790520	0360	7/5/05	\$644,000	2328	0	8	1999	3	8775	Y	N	3615 46TH AVE SW
009	338990	0965	4/13/04	\$499,950	2330	0	8	2003	3	3141	N	N	4522 47TH AVE SW
009	338990	0955	1/23/04	\$485,000	2330	0	8	2003	3	4072	N	N	4516 47TH AVE SW
009	239160	1895	2/2/06	\$622,300	2550	0	8	1997	3	5750	Y	N	4529 50TH AVE SW
009	927770	0055	8/13/04	\$445,000	2600	0	8	1978	3	7200	N	N	3626 50TH AVE SW
009	294010	0005	8/30/05	\$901,000	1480	1320	9	1957	3	8640	Y	N	5231 SW FOREST ST
009	500850	0085	4/11/05	\$675,000	1950	900	9	2005	3	5750	N	N	3040 46TH AVE SW
009	005900	0060	9/18/06	\$685,000	1990	700	9	1931	4	4500	Y	N	5317 SW ADMIRAL WAY
009	005900	0060	8/19/04	\$580,000	1990	700	9	1931	4	4500	Y	N	5317 SW ADMIRAL WAY
009	927720	0330	2/1/05	\$490,000	2170	0	9	1999	3	4000	N	N	3055 49TH AVE SW
009	916110	0885	4/27/05	\$750,000	2380	500	9	2005	3	5750	N	N	4016 51ST AVE SW
009	338990	0840	11/17/06	\$689,000	2460	0	9	1999	3	5850	Y	N	4521 46TH AVE SW
009	338990	0960	9/13/05	\$699,000	2510	0	9	2003	3	4420	N	N	4520 47TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	149280	0009	6/30/04	\$549,950	2570	0	9	2004	3	7500	N	N	5023 SW HANFORD ST
009	149280	0005	6/28/04	\$539,950	2570	0	9	2004	3	5000	N	N	5027 SW HANFORD ST
009	239160	0335	2/18/05	\$645,000	2620	0	9	2005	3	5060	N	N	4447 48TH AVE SW
009	149280	0065	9/30/04	\$549,950	2620	0	9	2004	3	7250	N	N	4928 SW FORNEY ST
009	149280	0100	9/29/04	\$549,950	2620	0	9	2004	3	5000	N	N	4924 SW FORNEY ST
009	149280	0007	6/29/04	\$545,950	2640	0	9	2004	3	5000	N	N	5025 SW HANFORD ST
009	149280	0090	9/28/04	\$569,950	2700	0	9	2004	3	5000	N	N	4926 SW FORNEY ST

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	006600	0035	9/17/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	006600	0095	9/14/05	\$474,950	ActivePermitBeforeSale>25K/
003	006600	0180	11/9/06	\$167,384	DORRatio/UnfinArea/
003	006600	0245	3/23/05	\$131,761	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;/DORRatio/
003	006600	0255	3/28/05	\$138,500	DORRatio/
003	006600	0320	4/20/05	\$340,000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	006600	0355	8/28/06	\$41,812	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/
003	006600	0365	3/20/05	\$228,762	QUIT CLAIM DEED:/
003	082600	0570	11/15/06	\$495,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	105300	0135	1/21/04	\$350,000	SAS OUTLIER
003	129130	0009	11/22/04	\$45,000	QUIT CLAIM DEED;/DORRatio/
003	129130	0035	2/6/04	\$153,000	SAS OUTLIER
003	139380	0060	8/5/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	232403	9069	4/1/05	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
003	232403	9069	10/30/06	\$519,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	234930	0050	10/26/04	\$225,000	Diagnostic Outlier: Box plot
003	234930	0065	4/22/04	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;/
003	234930	0080	2/16/06	\$93,750	DORRatio/
003	234930	0095	8/4/05	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	234930	0180	11/26/04	\$152,756	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/
003	246190	0265	2/10/04	\$186,667	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	246190	0425	12/27/05	\$245,000	DORRatio/
003	246190	0625	11/23/04	\$237,497	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	246190	0850	7/15/05	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	309500	0010	3/15/04	\$275,000	UnfinArea/
003	309500	0015	6/30/06	\$513,000	UnfinArea/
003	309500	0020	4/19/04	\$303,000	UnfinArea/
003	309500	0025	10/27/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	309500	0080	9/23/05	\$410,000	UnfinArea/
003	325940	0105	8/9/06	\$639,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	387490	0115	5/24/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	387490	0160	2/5/04	\$306,500	RELOCATION - SALE TO SERVICE;/
003	516670	0055	11/15/06	\$665,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	516670	0055	7/10/06	\$551,020	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
003	528820	0300	7/19/06	\$619,950	UnfinArea/

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	528820	0331	5/19/05	\$179,254	QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE;/DORRatio/
003	612660	0950	8/10/05	\$385,000	UnfinArea/
003	612660	0970	9/19/05	\$465,000	UnfinArea/
003	612660	1305	3/22/05	\$103,000	DORRatio/
003	612660	1305	3/21/05	\$417,000	SEGREGATION AND/OR MERGER;/
003	612660	1305	5/11/04	\$339,000	SEGREGATION AND/OR MERGER;/
003	612660	1330	7/24/06	\$441,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	633200	0130	8/7/06	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
003	633200	0180	11/28/05	\$100,000	DORRatio/
003	743550	0080	3/9/06	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
003	757920	0715	9/13/05	\$345,000	UnfinArea/
003	762570	0010	6/23/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;/
003	762570	0096	3/23/05	\$107,215	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;/DORRatio/
003	762570	0130	9/29/06	\$267,000	BANKRUPTCY - RECEIVER OR TRUSTEE;/
003	762570	0130	8/23/06	\$300,000	EXEMPT FROM EXCISE TAX;/
003	762570	0226	5/21/04	\$251,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;/
003	762570	0420	3/25/05	\$474,950	UnfinArea/
003	762570	2580	10/20/06	\$720,000	ActivePermitBeforeSale>25K/Obsol/
003	762570	2585	12/15/05	\$85,885	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/
003	762570	2600	9/3/04	\$253,177	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;/
003	762570	2600	11/8/04	\$240,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;/
003	762570	2670	9/12/05	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/DORRatio/
003	762570	2680	11/23/04	\$104,000	DORRatio/
003	762570	2975	5/26/04	\$250,000	SEGREGATION AND/OR MERGER;/
003	762570	3000	8/13/04	\$299,950	SEGREGATION AND/OR MERGER;/
003	762570	3005	5/21/04	\$282,000	SEGREGATION AND/OR MERGER;/
003	762570	3010	7/14/04	\$308,000	SEGREGATION AND/OR MERGER;/
003	762570	3015	8/10/04	\$305,000	SEGREGATION AND/OR MERGER;/
003	772360	0085	10/11/05	\$420,500	UnfinArea/
003	772360	0185	7/18/05	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/Obsol/
003	772360	0200	5/3/04	\$377,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	032400	0114	5/26/04	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	083800	0140	8/1/06	\$55,661	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;/DORRatio/
006	095200	0475	11/14/05	\$374,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	095200	0485	1/25/05	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
006	095200	0685	1/3/05	\$379,000	RELOCATION - SALE TO SERVICE;/
006	095200	0915	6/18/04	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	095200	1235	9/30/05	\$400,000	Obsol/

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	095200	1370	6/16/04	\$520,500	NO MARKET EXPOSURE;/
006	095200	1385	10/19/04	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	095200	1445	9/27/04	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/%Compl/
006	095200	1535	5/18/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	095200	1545	10/4/05	\$324,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	095200	2050	6/1/05	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	095200	2330	11/9/06	\$449,950	ActivePermitBeforeSale>25K/%Compl/
006	095200	2330	10/6/05	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/%Compl/
006	095200	2332	11/21/06	\$445,000	%Compl/
006	095200	2340	6/30/05	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/%Compl/
006	095200	2340	11/5/04	\$500,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;/%Compl/
006	095200	2342	11/30/06	\$435,000	%Compl/
006	095200	2344	11/19/06	\$435,000	%Compl/
006	095200	2350	11/1/06	\$449,950	ActivePermitBeforeSale>25K/%Compl/
006	095200	2350	8/24/05	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/%Compl/
006	095200	2352	11/8/06	\$450,000	%Compl/
006	095200	2354	10/30/06	\$439,950	%Compl/
006	095200	2765	3/25/04	\$319,000	NO MARKET EXPOSURE;/
006	095200	3210	12/29/04	\$222,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/DORRatio/%Compl/
006	095200	3305	5/28/04	\$315,000	RELOCATION - SALE TO SERVICE;/
006	095200	5085	4/16/04	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;/
006	095200	5330	8/23/04	\$147,165	QUIT CLAIM DEED;/DORRatio/
006	095200	5515	11/19/04	\$887,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;/
006	095200	5630	6/29/04	\$253,000	NO MARKET EXPOSURE;/
006	095200	5630	6/29/04	\$150,000	NO MARKET EXPOSURE;/DORRatio/
006	231390	0095	6/25/04	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	231390	0115	3/16/04	\$311,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	231390	0420	9/1/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	231390	0420	5/26/06	\$533,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	231390	0451	11/10/04	\$751,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	282460	0120	11/17/05	\$515,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	282460	0225	2/22/05	\$509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	300980	0200	10/21/04	\$399,950	RELOCATION - SALE TO SERVICE;/
006	300980	0210	1/23/04	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	301630	0320	11/16/05	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	347580	0020	2/20/04	\$343,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	422940	0160	6/12/06	\$351,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	432120	0010	12/12/05	\$290,000	PrevImp<=25/

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	432120	0450	2/24/05	\$452,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	432120	0515	2/24/06	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	501950	0075	3/27/06	\$532,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	548920	0035	2/5/04	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
006	548920	0455	3/27/06	\$719,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	691120	0020	10/6/06	\$367,500	PARTIAL INTEREST (1/3, 1/2, Etc.);/DORRatio/
006	691120	0020	10/6/06	\$367,500	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);/DORRatio/
006	746590	0015	7/19/06	\$393,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	746590	0100	5/27/05	\$650,000	RELOCATION - SALE TO SERVICE;/
006	746590	0355	11/3/06	\$557,000	RELOCATION - SALE TO SERVICE
006	757770	0006	8/16/06	\$749,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	757770	0187	5/10/05	\$439,000	RELOCATION - SALE TO SERVICE;/
006	757820	0105	5/12/05	\$325,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	762870	0125	6/1/05	\$301,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	764590	0010	12/28/04	\$720,000	RELOCATION - SALE TO SERVICE;/
006	764590	0015	9/21/04	\$325,000	NO MARKET EXPOSURE;/DORRatio/
006	764590	0060	7/12/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
006	791510	0055	12/8/04	\$133,635	QUIT CLAIM DEED;/DORRatio/
006	791510	0530	9/21/04	\$129,466	RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/
006	798740	1120	1/14/05	\$380,000	QUESTIONABLE PER SALES IDENTIFICATION;/
006	798740	1285	8/16/05	\$409,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;/%Compl/
006	857540	0195	4/28/04	\$460,000	NO MARKET EXPOSURE; STATEMENT TO DOR;/
006	870160	0155	12/14/05	\$499,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	870160	0185	11/5/04	\$336,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	870160	0250	10/9/06	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/ImpCount/
006	928580	0100	6/12/06	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	928580	0145	6/21/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;/
006	928580	0185	4/5/06	\$975,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	928580	0675	11/8/05	\$416,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	928580	0840	6/27/05	\$350,000	PrevImp<=25/
006	928580	0890	5/6/05	\$300,000	PrevImp<=25/
006	928580	0935	6/6/05	\$294,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	929730	0025	12/13/04	\$300,000	DORRatio/
006	929730	0035	5/31/06	\$760,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	929730	0230	1/11/05	\$525,000	RELOCATION - SALE TO SERVICE;/
006	929730	0275	12/9/04	\$293,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					CHANGED SINCE SALE;/DORRatio/
006	929730	0335	10/31/06	\$539,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	929730	0350	1/10/05	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	929730	1405	4/5/04	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;/
006	929730	1430	5/5/04	\$289,500	NO MARKET EXPOSURE;/
006	929730	1475	8/31/06	\$449,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
006	929730	1610	5/21/04	\$440,000	RELOCATION - SALE TO SERVICE;/
006	929730	1710	6/17/04	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	934540	0345	6/1/04	\$330,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/
006	934540	0375	4/24/06	\$900,000	Diagnostic outlier; box plot
006	934540	0375	12/3/04	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
006	934590	0105	7/15/05	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
006	957780	0085	4/7/04	\$540,000	RELOCATION - SALE TO SERVICE;/
009	005900	0080	8/11/04	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	005900	0080	8/8/06	\$500,000	NO MARKET EXPOSURE
009	013600	0270	4/18/06	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	019400	0005	3/1/05	\$36,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;/DORRatio/
009	019400	0175	4/28/04	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	019400	0265	7/5/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	019400	0455	1/28/04	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	019400	0485	9/1/04	\$417,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE;/
009	019400	0880	12/2/05	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	149330	0085	10/21/05	\$389,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	150130	0085	6/8/04	\$164,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	239160	0205	6/22/06	\$361,000	UnfinArea/
009	239160	0445	7/1/04	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	239160	0455	11/16/04	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	239160	1845	3/8/04	\$228,000	PrevImp<=25/
009	239160	2010	5/11/05	\$264,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
009	239160	2230	6/28/04	\$75,703	QUIT CLAIM DEED;/DORRatio/
009	239160	2520	9/15/05	\$896,000	GOVERNMENT AGENCY;/
009	239160	2615	9/10/04	\$329,950	1031 TRADE;/
009	281310	0025	2/3/04	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;/
009	281310	0025	8/25/04	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	281310	0070	2/15/05	\$438,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	301030	0015	2/6/04	\$314,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	301030	0285	2/22/05	\$351,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	301030	0295	5/18/05	\$200,000	QUIT CLAIM DEED;/DORRatio/
009	301030	0345	4/14/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	301030	0515	12/1/04	\$615,000	MULTI-PARCEL SALE;/
009	329770	0085	3/1/05	\$158,717	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;/DORRatio/
009	338990	0935	1/23/04	\$263,500	NO MARKET EXPOSURE;/
009	348780	0025	3/30/06	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	500850	0075	6/30/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	501350	0065	3/2/05	\$309,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	501350	0310	11/21/05	\$159,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;/DORRatio/
009	501400	0090	4/14/05	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	501400	0090	9/21/05	\$427,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	501400	0100	12/5/05	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/
009	501400	0210	7/10/06	\$375,000	PrevImp<=25/
009	501400	0210	10/4/05	\$240,000	PrevImp<=25/
009	501400	0245	7/24/06	\$311,000	PrevImp<=25/
009	537320	0050	4/27/04	\$165,000	NON-REPRESENTATIVE SALE;/DORRatio/
009	537320	0060	11/20/06	\$699,950	SAS OUTLIER
009	537320	0130	9/28/04	\$550,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;/
009	539860	0055	3/28/06	\$335,000	Obsol/
009	539860	0095	4/13/05	\$286,500	%Compl/
009	550570	0125	10/31/05	\$205,000	Diagnostic Outlier: Box plot
009	570850	0005	8/2/04	\$426,000	UnfinArea/
009	570850	0315	10/6/04	\$350,000	NO MARKET EXPOSURE;/
009	570850	0325	10/6/04	\$250,000	NO MARKET EXPOSURE;/
009	570850	0390	6/7/06	\$200,177	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/
009	574260	0031	3/18/04	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	638500	0095	10/5/04	\$310,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	669350	0105	9/15/06	\$440,000	PrevImp<=25/
009	790520	0037	8/23/04	\$405,000	NO MARKET EXPOSURE;/
009	790520	0101	8/11/06	\$71,093	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/
009	790520	0130	1/13/04	\$250,000	NO MARKET EXPOSURE;/
009	790520	0182	1/5/06	\$364,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	790520	0331	8/17/06	\$373,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;/
009	790520	0365	9/22/04	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	801010	0040	2/13/06	\$379,950	Obsol/
009	801010	0050	7/19/06	\$412,500	UnfinArea/
009	801010	0380	2/19/04	\$91,386	PARTIAL INTEREST (1/3, 1/2, Etc.); NON-REPRESENTATIVE SALE; AND OTHER WARNINGS;/DORRatio/
009	801010	0395	10/17/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	855990	0025	11/16/06	\$349,000	PrevImp<=25/
009	855990	0110	7/23/04	\$158,250	QUIT CLAIM DEED; DIVORCE; AND OTHER

Improved Sales Removed from this Annual Update Analysis
Area 48
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					WARNINGS;/DORRatio/UnfinArea/
009	916110	0075	3/26/04	\$80,000	NO MARKET EXPOSURE;/DORRatio/
009	916110	0100	8/2/05	\$461,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	916110	0430	11/21/05	\$388,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	916110	0595	8/16/05	\$290,000	PrevImp<=25/
009	916110	0650	3/8/04	\$66,472	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;/DORRatio/
009	916110	0761	4/12/06	\$439,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	916110	0885	2/23/04	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;/DORRatio/
009	927620	0230	12/13/05	\$500,000	NO MARKET EXPOSURE;/
009	927620	0395	5/4/05	\$208,000	PrevImp<=25/
009	927620	0565	3/22/05	\$720,000	ImpCount/%Compl/
009	927620	0635	11/23/05	\$535,730	ActivePermitBeforeSale>25K/
009	927620	0635	10/28/04	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	927620	1660	7/5/06	\$459,950	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	927620	2125	2/9/04	\$300,000	SEGREGATION AND/OR MERGER;/
009	927620	2190	6/10/05	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
009	927620	2190	11/28/05	\$560,000	SALE PRICE DOES NOT APPEAR TO REFLECT ASSESSORS CHARACTERISTICS
009	927620	2400	4/7/06	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	927770	0080	9/28/04	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	927770	0090	11/8/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;/
009	927820	0005	7/5/05	\$297,500	PrevImp<=25/
009	927820	0005	10/12/04	\$265,000	PrevImp<=25/
009	927820	0105	6/6/06	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	927820	0110	5/31/05	\$317,000	PrevImp<=25/
009	927830	0045	9/20/06	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;/
009	927830	0055	8/24/04	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;/
009	927830	0055	7/20/05	\$141,000	RELATED PARTY, FRIEND, OR NEIGHBOR;/DORRatio/

Vacant Sales Used in this Annual Update Analysis
Area 48

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	516670	0060	2/24/2004	\$104,000	8636	N	N
3	516670	0060	4/1/2006	\$107,600	8636	N	N
3	516670	0060	8/10/2006	\$120,000	8636	N	N
6	095200	3315	12/3/2004	\$232,000	4178	N	N
6	757820	0115	8/4/2006	\$220,000	2500	N	N
6	798740	0700	5/20/2004	\$149,500	10000	Y	N
9	149280	0480	5/6/2005	\$ 95,000	5000	N	N
9	239160	0848	4/21/2006	\$185,000	3770	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 48

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	501950	0147	10/5/2005	\$121,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	548920	0245	12/15/2004	\$263,000	NO MARKET EXPOSURE;
9	348780	0035	4/25/2006	\$19,450	NO MARKET EXPOSURE;
9	801010	0165	6/28/2005	\$52,600	NO MARKET EXPOSURE;



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr